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San Francisco HOUSING INVENTORY



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- 1 888 Seventh Street - 227 units including 170 off-site inclusionary affordable housing units; new construction
- 2 125 Mason Street - 81 affordable family units; off-site inclusionary housing; new construction
- 3 The Montgomery, 74 New Montgomery Street. - 111 units, including 11 inclusionary affordable units; conversion of office building
- 4 1630 California Street - 40 units; new construction

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Introduction

The *Housing Inventory* is the Planning Department's annual survey of housing production trends in San Francisco. It has reported changes in the City's housing stock, including housing construction, demolition, and alterations, since 1967. This report is 39th in the series and presents housing production activity during 2008.

By monitoring changes in San Francisco's housing stock, the *Housing Inventory* provides a basis for evaluating the housing production goals and policies of the Housing Element of the San Francisco General Plan. Housing policy implications that may arise from data in this report, however, are not discussed here.

The *Housing Inventory* reports housing production, which begins when a building permit application for a project is filed with the City. The application is first reviewed by the Planning Department for compliance with the Planning Code, zoning, and other applicable policies. If the Planning Department approves the project, the Department of Building Inspection (DBI) reviews the application for compliance with the Building Code. If DBI approves the application, it issues a permit authorizing construction. The next step is for the project sponsor to begin construction on the project. Once construction has been completed and passed all required inspections, DBI issues a Certificate of Final Completion (CFC) for the project.

The *Housing Inventory* also reports the annual net gain in housing units citywide and by planning district. Net gain is the number of newly constructed units with CFCs issued, adjusted for alterations – which can add or subtract units – and

demolitions. Affordable housing, condominiums, and changes in the residential hotel stock are other areas of interest covered by the *Housing Inventory*. In addition, the report provides a regional perspective by examining housing construction activity and home prices for the nine-county Bay Area region. Finally, major projects completed, authorized, under review, or in the pipeline are listed in Appendix A.

This report was prepared from information received from a number of different sources including the Department of Building Inspection, the Department of Public Works, and Planning Department records. The Mayor's Office of Housing, the San Francisco Housing Authority and the San Francisco Redevelopment Agency provided information on affordable housing projects. The Construction Industry Research Board provided Bay Area building permit data. The California Association of Realtors and Zillow.com provided housing costs. Project sponsors also contributed data.

Copies of this report can be downloaded from the Publications & Reports link at the Planning Department's web site at <http://www.sfgov.org/planning>

A limited number of copies are available from the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103. Copies may also be reviewed at the Government Information Center on the fifth floor of the San Francisco Main Library.

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Key Findings

Housing Production

- New housing production in 2008 totaled 3,340 units—the highest level since 1965. This includes 3,019 units in new construction and 321 new units added through conversions of non-residential uses or expansion of existing structures.
- Some 77 units were lost through demolition, unit mergers, or removal of illegal units.
- This year saw a net addition of 3,263 units to the City's housing stock, a 27% increase over 2007. This is also 56% higher than the 10-year average and 107% higher than the 20-year average.
- As of 2008, there are 363,662 dwelling units in San Francisco: 31% are single-family homes, 33% are in buildings with two to nine units, and 36% are in buildings with 10 or more units.
- In 2008, 2,346 units were authorized for construction. This represents a 28% decrease from 2007. New housing authorized for construction over the past five years continues to be overwhelmingly (83%) in buildings with 20 or more units. In 2008, this trend is repeated with 83% of authorized units slated for 20+ unit buildings.
- The Planning Department fully entitled 106 projects proposing a total of 2,418 units in 2008.
- In 2008, 1,897 new condominiums were recorded – a 44% decrease over 2007. Some 81% of those units were in buildings with 20 units or more. Condominium conversions were at the highest level ever – 845 or 8% more than converted in 2007.
- New housing development in 2008 continued to be concentrated on the eastern side of the city, particularly in the South of Market planning district, where 46% of all units were built. The Downtown planning district ranked second, where 34% of new net units are located.

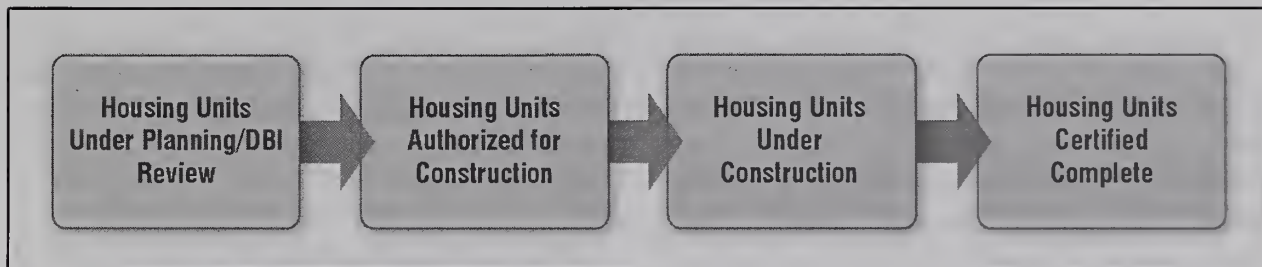
Affordable Housing

- In 2008, 823 new affordable housing units were constructed — almost 12% more than the previous year. This includes 379 inclusionary units and 59 secondary units added to existing structures.
- About 56% of the new affordable units were low-income rental units.
- The number of inclusionary affordable units (379) represents almost a 127% increase over 2007.

Housing Production Process

The *Housing Inventory* describes net changes in the housing stock and details units that have been certified complete, units that were authorized for construction, and units that are under review by the Planning Department.

The housing production process begins with a project review by the Planning Department and ends with the issuance of a Certificate of Final Completion (CFC) by the Department of Building Inspection (DBI). Figure 1 outlines the main stages of the housing production process.

FIGURE 1. The Housing Production Process

Units Reviewed by Planning Department and DBI

For most major projects, review by the Planning Department is the first step in the process. Proposals are reviewed by the Planning Department for compliance with the Planning Code, the General Plan, environmental requirements, and other regulations and policies. Generally, only major projects require special Planning Department approvals, such as a conditional use permit or variance. The number and type of projects undergoing Planning Department review are indicators of current building interest and production expectation within the next two to five years. Following Planning Department approval and entitlements, the Department of Building Inspection (DBI) reviews the project for compliance with the Building Code.

Units Authorized for Construction

If DBI approves the project following its own review, it issues building permits authorizing construction. Projects with approved building permits generally start construction within 90 days from the date the permit is issued. Start of construction, however, may be delayed for up to a year. If the permit is not picked up or acted on within 90 days, the permit expires. The number of units authorized for construction is a key indicator of future housing construction.

Units Certified Complete

Projects are inspected by DBI at various stages throughout the construction process. However, inspectors only issue Certificates of Final Completions (CFCs) for projects that are deemed 100% complete. Units certified complete are an indicator of changes to the City's housing supply and include units gained or lost from new construction, alterations, and demolitions.

For the purposes of this report, however, units that have received Temporary Certificates of Occupancy (TCOs) or "Final Inspection Approval" from the Department of Building Inspection are also considered and counted as completed units.

Housing production is measured in terms of units rather than projects because the number of units in a project varies. Not all projects reviewed or approved are built. A project's building permit application may be withdrawn, disapproved, or revised; its permit may also expire if, for example, a project is not financed. Housing production is also affected by changes in market conditions and the economy. However, once building construction starts, a project is usually completed within one to two years, depending on the size of the project.

Housing Stock

The number of units in San Francisco's housing stock is derived by taking the total units from the 2000 Census and then adding the net unit changes following the April 2000 count. The net unit change is the sum of units completed from new construction and alterations minus units lost from demolition and alterations.

Since the 2000 Census, there has been a net gain of 18,964 units. In 2008, 3,263 net units were added to the housing stock. This represents a 27% increase from the 2,567 units added in 2007.

By the end of 2008, housing units in San Francisco totaled 363,662, with a near equal distribution between single family units (31%), moderate density

buildings (two to nine units – 33%), and higher density structures (10 or more units – 36%). This distribution will likely change in the next few years as the trend has been moving towards increasingly larger buildings.

As of December 2008, units in buildings with 20 or more units comprised 26% of the City's total housing. Of all units added since the 2000 Census, 80% have been in buildings with more than 20 units.

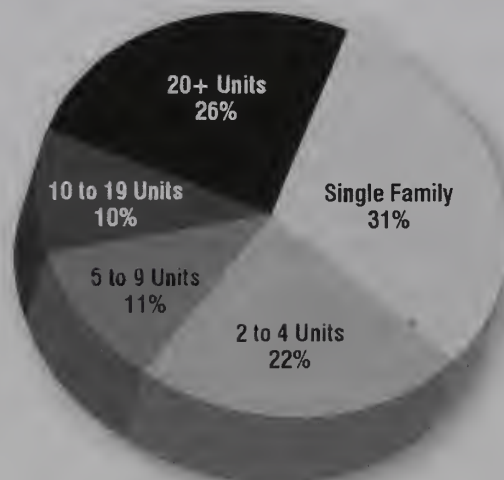
Table 1 provides a profile of San Francisco's housing stock by building type from 2000 through 2008. Figure 2 illustrates San Francisco's housing stock by building type for 2008.

TABLE 1. San Francisco Housing Stock by Building Type, 2000-2008

Building Type	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 + Units	Total
2000 Census count, April 2000	111,125	80,168	38,940	34,996	79,469	344,698
Added April 2000 to 2007	117	1,147	857	1,314	12,266	15,701
2008	21	155	52	134	2,901	3,263
Total	111,263	81,470	39,849	36,444	94,636	363,662

Sources: U.S. Census Bureau; Planning Department

FIGURE 2.
San Francisco Housing Stock
by Building Type, 2008



Housing Production Trends

New Housing Construction

- In 2008, housing production reached its highest level in 43 years. Both new construction unit totals (3,019) and net new unit totals (3,263) were at their highest levels since 1965.
- New construction unit totals for 2008 – 3,019 – also increased by 37% from 2007. New construction in 2008 was 49% higher than the 10-year average of 2,024 units.
- Some 273 units were added to the housing stock. Conversions of non-residential uses resulted in 213 new units and 103 new units were added through expansion of existing structures. This represents a 39% drop from 2007 as a result of “alterations.”
- The number of demolitions in 2008 – 29 – is at the lowest level since 1994. This number is 64% lower than the 81 units demolished in 2007 and 78% lower than the 10-year demolition average of 130 units.
- Forty-eight units were also lost due to mergers, removal of illegal units, or conversion of residential units to non-residential uses.
- In 2008, a net of 3,263 units were added to the housing stock, an increase of 27% over the previous year’s total. This is also 56% above the 10-year average (2,085) and 107% above the 20-year average (1,577). These increases were the result of the large increase in new construction units coupled with a corresponding decrease in demolitions.
- In 2008, the Department of Building Inspection (DBI) authorized 2,346 units for construction according to building permit data. That number represents a 28% decrease from 2007 (3,281).

Table 2, and Figures 3 and 4 show housing production trends over the past 20 years. The table and figures account for net new units gained – which is the number of units newly constructed and adjusted for alterations, which can add or subtract units, and demolitions. Figure 5 illustrates five-year housing production activity from 2004-2008.

Some of the larger projects completed in 2008 include: 425 First Street (382 units); 300 Berry Street (268 units); 1160 Mission Street (198 units); 301 Main Street (239 units); 601 King Street (224 units); 355 Berry Street (194 units); 1 Polk Street (179 units); 730 Van Ness Avenue (130 units); 55 Page Street (127 units); 631 Folsom Street (120 units); 74 New Montgomery Street (111 units); 990 Polk Street (110 affordable senior units); 230 Turk Street (109 affordable units); 810 Battery Street (87 affordable units); and 125 Mason Street (81 affordable units).

A list of all market rate projects with 10 units or more completed in 2008 is included in Appendix A, List 1. Appendix A, List 2 includes all major affordable housing projects completed in 2008.

Projects Approved and Under Review by Planning

Depending on the type of project, there are various approvals by the Planning Department that a project needs to be fully entitled. Full entitlement of a project means that the project sponsor can proceed with the next step in the development process: securing approval and issuance of the building permit.

- In 2008, 145 projects with 7,761 units were filed at the Planning Department. This number is lower than the count in 2007 (10,281 units) by 25% but very close to the five-year average (7,806).

TABLE 2.
San Francisco Housing Trends, 1989-2008

Year	Units Authorized for Construction	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change In Number of Units
1989	1,508	2,573	228	N/A	2,345
1990	1,332	2,065	433	105	1,737
1991	987	1,882	90	(60)	1,737
1992	629	767	76	34	725
1993	1,001	379	26	(65)	288
1994	948	1,234	25	(23)	1,186
1995	525	532	55	(76)	401
1996	1,228	909	278	52	683
1997	1,666	906	344	163	725
1998	2,336	909	54	19	874
1999	3,360	1,225	98	158	1,285
2000	2,897	1,859	61	(1)	1,797
2001	2,380	1,619	99	259	1,779
2002	1,478	2,260	73	221	2,408
2003	1,845	2,730	286	52	2,496
2004	2,318	1,780	355	62	1,487
2005	5,571	1,872	174	157	1,855
2006	2,332	1,675	41	280	1,914
2007	3,281	2,197	81	451	2,567
2008	2,346	3,019	29	273	3,263
Total	39,968	32,392	2,906	2,016	31,547

Source: Planning Department

Note: Net Change equals Units Completed less Units Demolished plus Units Gained or (Lost) from Alterations.

FIGURE 3.

**20-Year Housing
Production Trends,
1989-2008**

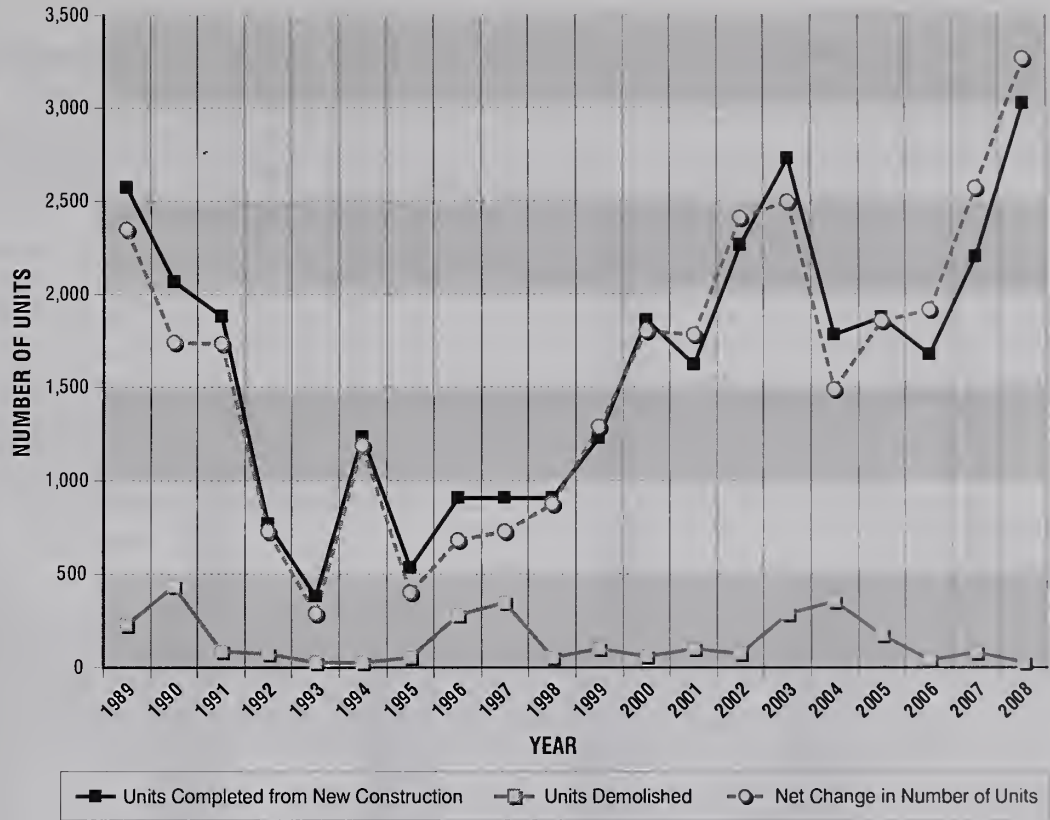


FIGURE 4.

**Units Authorized
and Completed,
1989-2008**

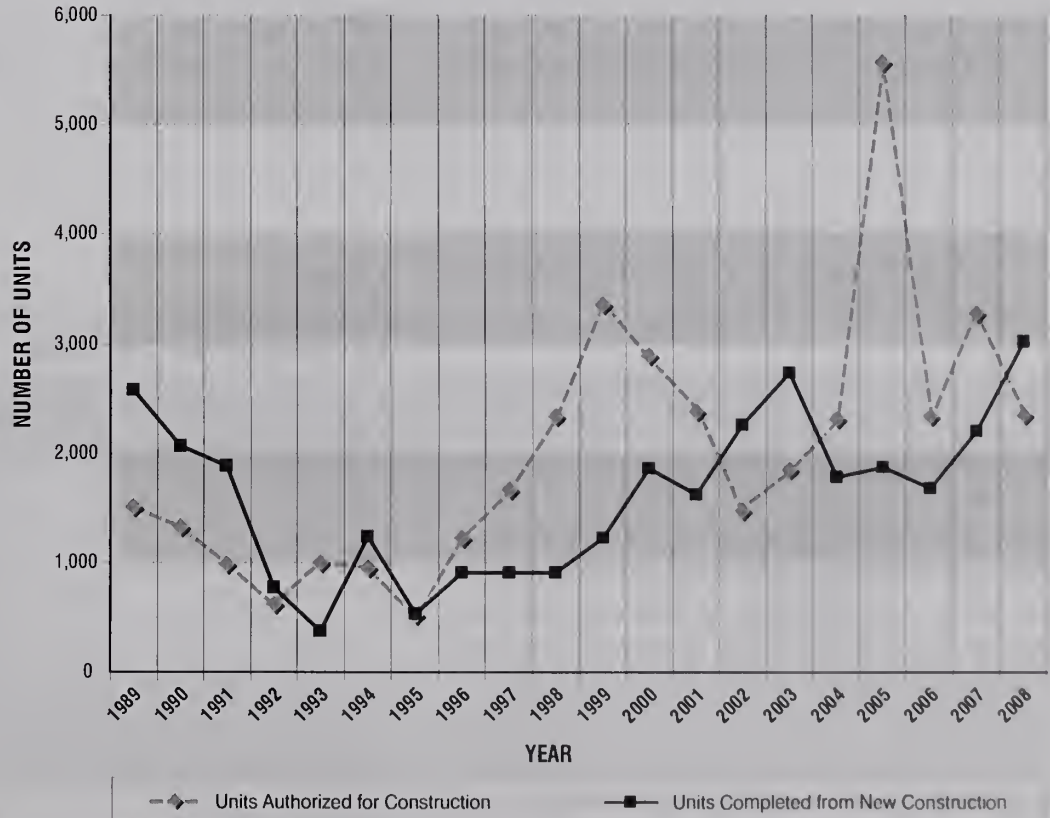
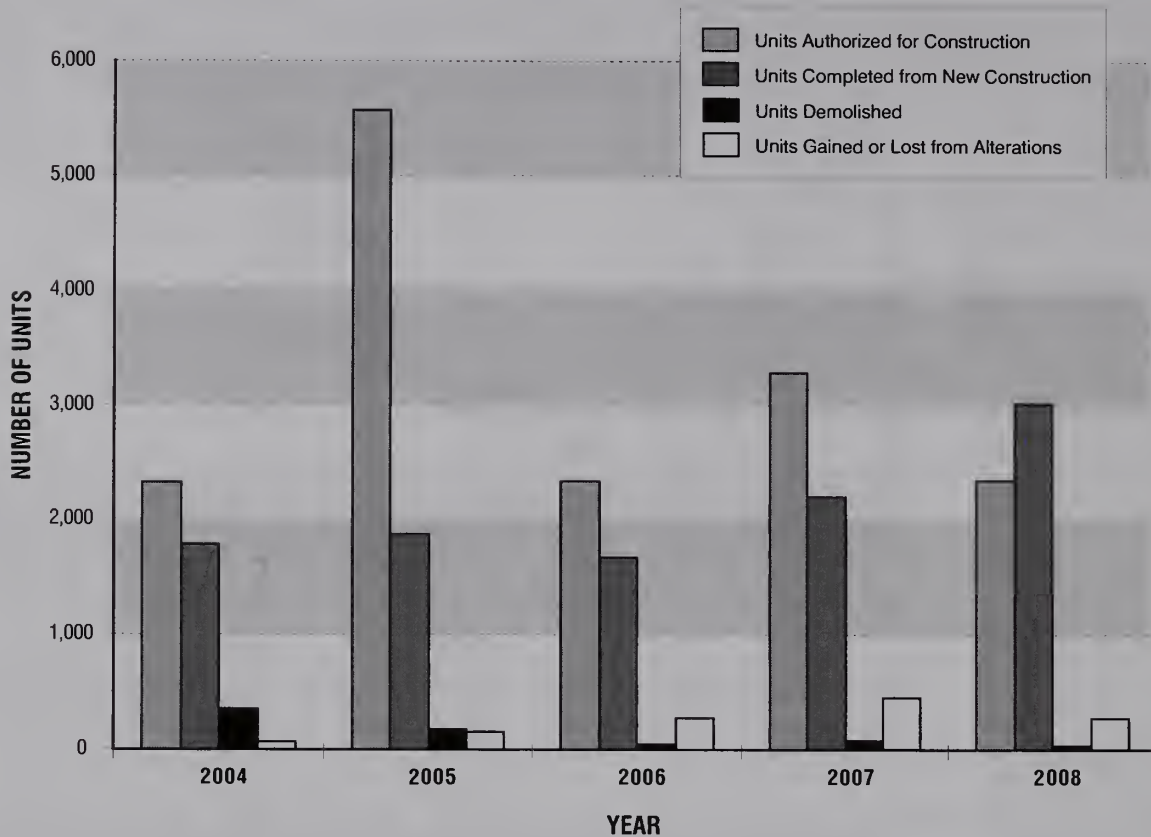


FIGURE 5.

Units Authorized and Gained from New Construction, Alterations, and Demolitions, 2004-2008



- The Planning Department approved and fully entitled 106 projects in 2008; these projects propose a total of 2,418 units.
- As of December 31, 2008, the total number of units under review at the Planning Department was 18,357.

Table 3 shows the number of housing projects filed with the Planning Department over the last five years. It is important to note that Planning may not approve all projects under review or may not approve projects at the unit levels requested. Project sponsors may also change or withdraw the project proposals. Some projects listed in Table 3 as undergoing Planning Department review may

TABLE 3.

Projects and Units Filed at Planning Department for Review by Year, 2004-2008

Year	Projects Filed	Units Filed
2004	344	6,534
2005	355	6,602
2006	260	7,854
2007	175	10,281
2008	145	7,761
Total	1,279	39,090

Source: Planning Department

have reached their approval stage, been authorized for construction, or may have been completed. Lastly, many of the housing projects under development by the San Francisco Redevelopment Agency (SFRA) do not show up in Table 3 because the SFRA is responsible for the review of those projects.

Very large projects (over 100 units) filed in 2008 and under Planning Department review in 2008 include: Parkmerced redevelopment (5,675 net new units); 41 Tehama Street (350 units); 706 Mission Street (220 units); 1400 Mission Street (165 affordable units); and 950 Mason Street (160 units in a new Fairmont Hotel tower).

Appendix A, List 3 records major projects (10 units or more) that received Planning entitlements in 2008. Appendix A, List 4 contains a list of the major projects (10 or more units) filed at the Planning Department for review during 2008.

Units Authorized for Construction

- In 2008, DBI authorized 2,346 units for construction, 28% lower than 2007. This is 26% lower than the 5-year average (3,170) but 17%

higher than the 20-year average (1,998). Since units authorized for construction is one of the indicators of future housing construction, the number of new units completed is expected to increase at a somewhat lower rate over the next few years.

- There were 225 projects authorized in 2008 compared to 292 projects in 2007. In 2008, the average project size was 10.4 units, 29% lower than the average development size from 2004-2008 (13.4).

Table 4 summarizes the number of projects and units by building type authorized for construction by the Department of Building Inspection (DBI).

Some of the major projects authorized for construction during the reporting year include: 1411 Market Street (719 units); 45 Lansing Street (224 units); 1 Hawthorne Street (135 units); 365 Fulton Street (120 units); and 5600 Third Street (116 affordable senior units).

Appendix A, List 5 lists all projects with five or more units authorized for construction in 2008.

TABLE 4.
Units and Projects Authorized for Construction by DBI by Building Type, 2004-2008

Year	Units by Building Type					Total	Projects
	Single Family	2 Units	3 to 4 Units	5 to 19 Units	20+ Units		
2004	133	82	32	505	1,503	2,313	268
2005	82	50	82	172	5,235	5,571	171
2006	104	76	50	267	1,822	2,332	231
2007	61	189	98	274	2,659	3,281	292
2008	64	141	69	120	1,952	2,346	225
Total	444	538	352	1,338	13,171	15,843	1,187

Source: Planning Department

Demolitions

- A total of 29 units were demolished in 2008. This is 64% lower than the 81 units demolished in 2007 and 79% lower than the five-year demolition average of 136 units. The 29 units demolished in 2008 represent the smallest number of demolitions since 1994.
- In 2008, 10 or 34% of the demolitions took place in the RH-2 district (up to two family units per lot).

Table 5 shows the units demolished by building type from 2004-2008, and Table 6 shows the demolitions in 2008 by zoning district

It should be noted that city policies require a minimum of one to one replacement of demolished housing..

Alterations and Conversions

The majority of building permits issued by DBI are for residential alterations. These alteration permits are for improvements within existing buildings or dwelling units. Some alterations expand the building envelope without increasing the number of units in the building. The *Housing Inventory* is primarily concerned with alterations which result in a net loss or gain in the total number of units in the housing stock.

Dwelling units are gained by additions to existing housing structures, conversions to residential use, and legalization of illegal units. Dwelling units are lost by merging separate units into larger units, by conversion to commercial use, or by the removal of illegal units.

- The net gain of 273 units from alterations in 2008 is comprised of 321 units added and 48 units eliminated.
- Net units gained through alterations decreased 39% from the 451 units gained in 2007. The decrease is a result of a smaller number of units added and a larger number of units eliminated.

Conversion projects completed in 2008 resulted in the addition of 213 new units. The conversions of office space or retail space into residential space were primarily in the Downtown or South of Market areas. Office conversions include 74 New Montgomery Street (111 units); 1158 Sutter (14 units); and 843 Montgomery Street (13 units). Retail or other commercial conversions include 1 South Park Avenue (35 units); 420 Jessie Street (25 units); and 3401 Taraval Street (6 units).

- Of the 48 units eliminated through alteration in 2008, 28 were lost due to mergers and another 19 to the removal of illegal units. This represents a 55% increase in units lost through alterations.

Table 7 shows the number of units added or eliminated through alteration permits from 2004 to 2008. Table 8 profiles the type of alterations and demolitions that caused the loss of units during the same period.

- The net total of 77 units lost in 2008 due to demolition or alteration is 31% lower than that in 2007 when 112 total units were lost.

TABLE 5. Units Demolished by Building Type, 2004-2008

Year	Buildings	Units by Building Type				Total
		Single	2 Units	3 to 4 Units	5+ Units	
2004	47	30	10	3	306	355
2005	81	70	18	3	30	174
2006	27	18	18	18	8	41
2007	25	19	8	3	51	81
2008	14	11	4	3	11	29
Total	194	107	50	29	453	639

Source: Planning Department

TABLE 6. Units Demolished by Zoning District, 2008

Zoning District	Buildings	Units		Total	Percent of Total
		Single Family	Multi-Family		
RH-2	9	8	2	10	34%
RH-3	2	1	2	3	10%
RM-1	2	1	5	6	21%
NCT-3	1	1	0	1	3%
C-3-R	1	0	3	3	10%
C-3-G	1	0	6	6	21%
Total	16	11	18	29	100%

Source: Planning Department

TABLE 7. Units Added or Eliminated Through Alteration Permits, 2004-2008

Year	Units Added	Units Eliminated	Net Change
2004	113	51	62
2005	240	83	157
2006	320	40	280
2007	482	31	451
2008	321	48	273
Total	1,476	253	1,223

Source: Planning Department

TABLE 8. Units Lost Through Alterations and Demolitions, 2004-2008

Year	Alterations					Units Demolished	Total Units Lost
	Illegal Units Removed	Units Merged Into Larger Units	Correction to official Records	Units Converted	Total Alterations		
2004	22	23	0	5	50	355	405
2005	38	38	0	7	83	174	257
2006	12	21	0	7	40	81	81
2007	19	19	4	1	31	21	112
2008	19	28	0	1	48	29	77
Total	101	126	4	25	252	680	855

Source: Planning Department

New Construction Trends

New construction is the primary engine behind changes to the housing stock. This section examines new construction units over the past five years by looking at the types of buildings and the zoning districts where they occurred.

Types of Buildings

- Construction of new housing units over the past five years continues to be overwhelmingly (85%) in buildings with 20 or more units.
- Increases were seen in new construction units completed in the "20 + Units" category (41% more than that completed in 2007), the "10 to 19 Units" grouping (66%), and the "3 to 9 Units" grouping (40%).
- The share of new construction in high-density buildings (20 or more units) was 90% in 2008 — up from five-year average of 85%.
- Single-family and two-unit buildings construction made up a small proportion (5%) of new construction in 2008.

Table 9 shows new construction from 2004 through 2008 by building type. Figure 6 shows new construction by building type for 2008.

New Construction by Zoning District

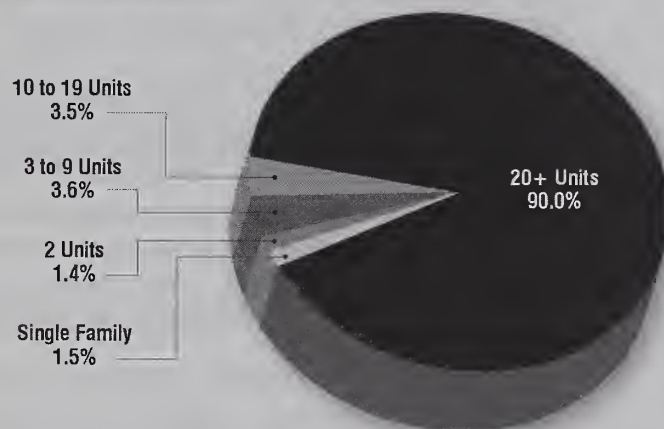
- Over a third of new units built in 2008 were in downtown zoning districts: Downtown Commercial districts ranked first with 21% of new units constructed and Downtown Residential districts ranked fourth with 13%. Residential-Commercial zoning districts, where 19% of new units were built, and Mission Bay, with 15%, ranked second and third, respectively.
- Traditional residential districts accounted for only 217 units or 7% of new housing production in 2008. Industrial districts saw a slightly higher number of new units built (225).

Table 10 summarizes new construction in 2008 by generalized zoning districts. Table 11 lists the number of units constructed in various zoning districts in the City. A complete list of San Francisco's zoning districts is included in Appendix B.

TABLE 9. Units Gained from New Construction by Building Type, 2004-2008

Year	Single Family	2 Units	3 to 9 Units	10 to 19 Units	20+ Units	Total
2004	55	84	91	120	1,430	1,780
2005	46	38	117	38	1,633	1,872
2006	46	38	98	278	1,215	1,675
2007	71	56	77	64	1,929	2,197
2008	47	42	108	106	2,716	3,019
Total	265	258	491	606	8,923	10,543
Share of New Construction, 2004-2008	3%	2%	5%	6%	85%	100%

Source: Planning Department

**FIGURE 6.****Units Gained from New Construction by Building Type, 2008**

General Zoning Districts	Units	Percent of Total
Residential, House and Mixed	217	7%
Residential, Transit Oriented	3	0%
Residential-Commercial	561	19%
Downtown Residential	382	13%
Neighborhood Commercial	241	8%
Neighborhood Commercial Transit	146	5%
South of Market Mixed Use	18	1%
Eastern Neighborhoods Mixed Use	27	1%
Commercial	112	4%
Downtown Commercial	625	21%
Industrial	225	7%
Mission Bay Redevelopment	462	15%
Total	3,019	100%

TABLE 10.
Units Gained from New Construction by Generalized Zoning, 2008

Source: Planning Department

TABLE 11.
Units Gained From New Construction
by Zoning District, 2008

Zoning Districts	Units	Percent of Total
RH-1	35	1%
RH-1(D)	1	0%
RH-2	86	3%
RH-3	32	1%
RM-1	27	1%
RM-4	36	1%
RTO-M	3	0%
RC-4	561	19%
DTR-RH	382	13%
NC-2	32	1%
NC-3	160	5%
NCD-Outer Clement	9	0%
NCD-Polk	40	1%
NCT-3	132	4%
NCT-Mission	14	0%
RED	18	1%
MUR	20	1%
SPD	1	0%
UMU	6	0%
C-2	112	4%
C-3-G	424	14%
C-3-R	81	3%
C-3-S	120	4%
M-2	224	7%
PDR-1-G	1	0%
MB-RA	462	15%
Total	3,019	100%

Source: Planning Department

Condominiums

All condominium developments, whether new construction or conversions, are recorded with the Department of Public Works's (DPW) Bureau of Street Use and Mapping (BSM). Annual condominium totals recorded by DPW do not directly correlate with annual units completed and counted as part of the *Housing Inventory* because DPW's records may be for projects not yet completed or from projects completed in a previous year. Large multi-unit developments also file for condominium subdivision when they are first built even though the units may initially be offered for rent. Condominium construction, like all real estate, is subject to market forces and varies from year to year.

New Condominium Construction

- 2008 saw new condominium construction decrease by 44% (1,897) from the record number recorded in 2007 (3,395). The 1,897 new condominiums recorded represent a 44% decrease from 2007.
- Eighty-one percent of the condominiums recorded (1,545) were in buildings with 20 or more units, a 51% decrease over 2007 (3,136).
- Overall, the number of new condominiums in the 3-19 unit buildings (288) is a increase of 45% from the 2007 number.

Table 12 shows construction of new condominiums recorded by DPW over the past 10 years and Table 13 shows new condominium construction by building type over the past five years.

TABLE 12.
New Condominiums Recorded by DPW,
1999-2008

Year	Units	% Change from Previous Year
1999	407	-31%
2000	1,309	222%
2001	1,797	37%
2002	1,815	1%
2003	2,098	16%
2004	1,215	-42%
2005	1,907	57%
2006	2,466	29%
2007	3,395	38%
2008	1,897	-44%
Total	18,306	--

Source: Department of Public Works, Bureau of Street Use and Mapping

Condominium Conversions

The San Francisco Subdivision Code regulates condominium conversions. Since 1983, conversions of units from rental to condominium have been limited to 200 units per year and to buildings with six or fewer units. More than 200 units may be recorded in a given year because units approved in a previous year may be recorded in a subsequent year. The 200-unit cap on conversions can also be bypassed for two-unit buildings with owners occupying both units.

- A record number of condominium conversions (845) were registered in 2008, the most since conversions have been allowed. This number is 8% higher than the number of conversions in 2007 and 79% higher than the ten year average of 473 units.
- Over 68% of units converted in 2008 occurred in two-unit buildings, representing an increase of 10% from 2007. Conversions of two-unit, owner-occupied buildings are not subject to the annual 200-unit limit on conversions. According to the Bureau of Street Use and Mapping, the upsurge in two-unit and three-unit building conversions can be attributed to an increase in staffing that cleared application backlogs.
- Eighty-nine percent of the condominium conversions in 2008 (756) were in buildings with two or three units, compared to 86% in 2007.

Table 14 shows the number of conversions recorded by DPW from 1999-2008. Table 15 shows condominium conversions by building type over the past five years.

TABLE 13.
New Condominiums Recorded by the DPW by Building Type, 2004-2008

Year	2 Units	3 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	Total
2004	62	117	63	62	905	1,215
2005	28	79	79	74	1,677	1,907
2006	62	114	95	250	1,945	2,466
2007	60	65	70	64	3,136	3,395
2008	64	106	70	112	1,545	1,897
Total	282	481	347	562	9,208	10,880

Source: Department of Public Works, Bureau of Street Use and Mapping

Year	Units	% Change from Previous Year
1999	262	0%
2000	323	23%
2001	371	15%
2002	376	1%
2003	432	15%
2004	303	-30%
2005	306	1%
2006	727	138%
2007	784	8%
2008	845	8%
Total	4,729	--

TABLE 14.
Condominium
Conversions Recorded
by DPW, 1999-2008

Source: Department of Public Works, Bureau of Street Use and Mapping

TABLE 15.
Condominium Conversions Recorded by DPW by Building Type, 2004-2008

Building Type	2 Units	3 Units	4 Units	5 to 6 Units	Total
2004	206	57	40	0	303
2005	180	51	48	27	306
2006	448	192	64	23	727
2007	522	150	96	16	784
2008	576	180	72	17	845
Total	1,932	630	320	83	2,965

Source: Department of Public Works, Bureau of Street Use and Mapping

Residential Hotels

Residential hotels in San Francisco are regulated by Administrative Code Chapter 41 — the Residential Hotel Conversion and Demolition Ordinance (HCO), enacted in 1981. The Department of Building Inspection (DBI) Housing Inspection Services Division administers the HCO. This ordinance preserves the stock of residential hotels and regulates the conversion and demolition of residential hotel units.

Table 16 reports the number of residential hotel buildings and units for both for-profit and non-profit residential hotels from 2003 through 2007. Residential hotel numbers for 2008 are not available at this time, but will be reported in the 2009 report.

- As of 2007, 19,119 residential hotel rooms exist in San Francisco; 74% are residential rooms in for-profit residential hotels and 26% are residential in non-profit hotels.
- Residential rooms in non-profit residential hotels have been increasing in each of the past five years. In the last five years, non-profit residential hotel rooms increased 40%.
- In for-profit residential hotels, both residential rooms and tourist rooms in 2007 decreased 1% from 2006.
- The number of for-profit residential hotel buildings continued decreasing, as in the four previous years, from 422 buildings in 2006 to 419 buildings in 2007.

TABLE 16.
Changes in Residential Hotel Stock, 2003-2007

Year	For Profit Residential Hotels			Non-Profit Residential Hotels		Total	
	Buildings	Resid. Rooms	Tourist Rooms	Buildings	Resid. Rooms	Buildings	Resid. Rooms
2003	457	15,878	3,520	82	3,495	517	19,373
2004	455	15,767	3,239	65	3,652	520	19,419
2005	435	15,106	3,345	71	4,217	506	19,323
2006	422	14,385	3,495	82	4,779	504	19,164
2007	419	14,233	3,004	84	4,886	503	19,119

Source: Department of Building Inspection

Affordable Housing

Standards and Definitions of Affordability

Affordable housing by definition is housing that is either rented or owned at prices affordable to households with low to moderate incomes. The United States Department of Housing and Urban Development (HUD) determines the thresholds by household size for these incomes for the San Francisco HUD Metro FMR Area (HFMA). The HFMA includes San Francisco, Marin, and San Mateo counties. The standard definitions for housing affordability by income level are as follows:

Extremely low income: Units affordable to households with incomes at or below 30% of the HUD median income for the San Francisco HFMA;

Very low income: Units affordable to households with incomes at or below 50% of the HUD median income for the San Francisco HFMA;

Lower income: Units affordable to households with incomes at or below 60% of the HUD median income for the San Francisco HFMA;

Low income: Units affordable to households with incomes at or below 80% of the HUD median income for the San Francisco HFMA,

Moderate income: Units affordable to households with incomes at or below 120% of the HUD median income for the San Francisco HFMA; and

Market rate: Units at prevailing prices without any affordability requirements. Market rate units generally exceed rental or ownership affordability levels, although some small market rate units may be priced at levels that are affordable to moderate income households.

Housing affordability for units is calculated as follows:

Affordable rental unit: A unit for which rent equals 30% of the income of a household with an income at or below 80% of the HUD median income for the San Francisco HFMA, utilities included;

Affordable ownership unit: A unit for which the mortgage payments, PMI (principal mortgage insurance), property taxes, homeowners dues, and insurance equal 33% of the gross monthly income of a household earning between 80% and 120% of the San Francisco HFMA median income, assuming a 10% down payment and a 30-year 8% fixed rate loan.

Inclusionary Affordable Housing Program units: These units are rental units for households earning up to 60% of the HUD median income, or ownership units for first-time home buyer households with incomes up to 100% of the HUD median income.

Tables 17 and 18 show the incomes and prices for affordable rental and ownership units based on 2008 HUD income limits.

New Affordable Housing Construction

- Some 823 affordable units were completed in 2008, representing 27% of the new housing constructed in 2008. Of these, 379 are inclusionary affordable units and 59 are secondary units.
- Very low-income units represent 30% of the new affordable units that were constructed in 2008; affordable homeownership units made up 44%.

Figure 7 shows affordable housing construction compared to market-rate housing construction from 2004 to 2008 by year and as a total.

TABLE 17.
2008 Rental Affordable Housing Guidelines

Income Levels	Household Size	Average Unit Size	Maximum Annual Income	Monthly Rent
Extremely Low Income (30% of HUD Median Income)	1	Studio	\$19,800	\$495
	2	1 Bedroom	\$22,650	\$566
	3	2 Bedroom	\$25,450	\$636
	4	3 Bedroom	\$28,300	\$708
	5	4 Bedroom	\$30,550	\$764
	6	5 Bedroom	\$32,800	\$820
Very Low Income (50% of HUD Median Income)	1	Studio	\$33,000	\$825
	2	1 Bedroom	\$37,750	\$944
	3	2 Bedroom	\$42,450	\$1,061
	4	3 Bedroom	\$47,150	\$1,179
	5	4 Bedroom	\$50,950	\$1,274
	6	5 Bedroom	\$54,700	\$1,368
Lower Income (60% of HUD Median Income)	1	Studio	\$39,600	\$990
	2	1 Bedroom	\$45,250	\$1,131
	3	2 Bedroom	\$50,900	\$1,273
	4	3 Bedroom	\$56,600	\$1,415
	5	4 Bedroom	\$61,100	\$1,528
	6	5 Bedroom	\$65,650	\$1,641
Low Income (80% of HUD Median Income)	1	Studio	\$52,800	\$1,320
	2	1 Bedroom	\$60,350	\$1,509
	3	2 Bedroom	\$67,900	\$1,698
	4	3 Bedroom	\$75,450	\$1,886
	5	4 Bedroom	\$81,500	\$2,038
	6	5 Bedroom	\$87,500	\$2,188

Source: U.S. Department of Housing and Urban Development (HUD)

Note: Incomes are based on the 2008 Area Median Income (AMI) limits for the San Francisco HUD Metro FMR Area (HMFA). Rents are calculated based on 30% of gross monthly income. (FMR = Fair Market Rents)

TABLE 18. 2008 Homeownership Affordable Housing Guidelines

Income Levels	Household Size	Average Unit Size	Maximum Annual Income	Monthly Housing Expense	Maximum Purchase Price
Low Income (80% of HUD Median Income)	1	Studio	\$52,800	\$1,452	\$133,674
	2	1 Bedroom	\$60,350	\$1,660	\$154,752
	3	2 Bedroom	\$67,900	\$1,867	\$176,035
	4	3 Bedroom	\$75,450	\$2,075	\$197,113
	5	4 Bedroom	\$81,500	\$2,241	\$213,070
Median Income (100% of HUD Median Income)	1	Studio	\$66,000	\$1,815	\$181,193
	2	1 Bedroom	\$75,450	\$2,075	\$209,030
	3	2 Bedroom	\$84,850	\$2,333	\$237,072
	4	3 Bedroom	\$94,300	\$2,593	\$265,114
	5	4 Bedroom	\$101,850	\$2,801	\$286,397
Moderate Income (120% of HUD Median Income)	1	Studio	\$79,200	\$2,178	\$228,711
	2	1 Bedroom	\$90,550	\$2,490	\$263,308
	3	2 Bedroom	\$101,800	\$2,800	\$298,109
	4	3 Bedroom	\$113,150	\$3,112	\$335,115
	5	4 Bedroom	\$122,200	\$3,361	\$359,723

Source: U.S. Department of Housing and Urban Development (HUD)

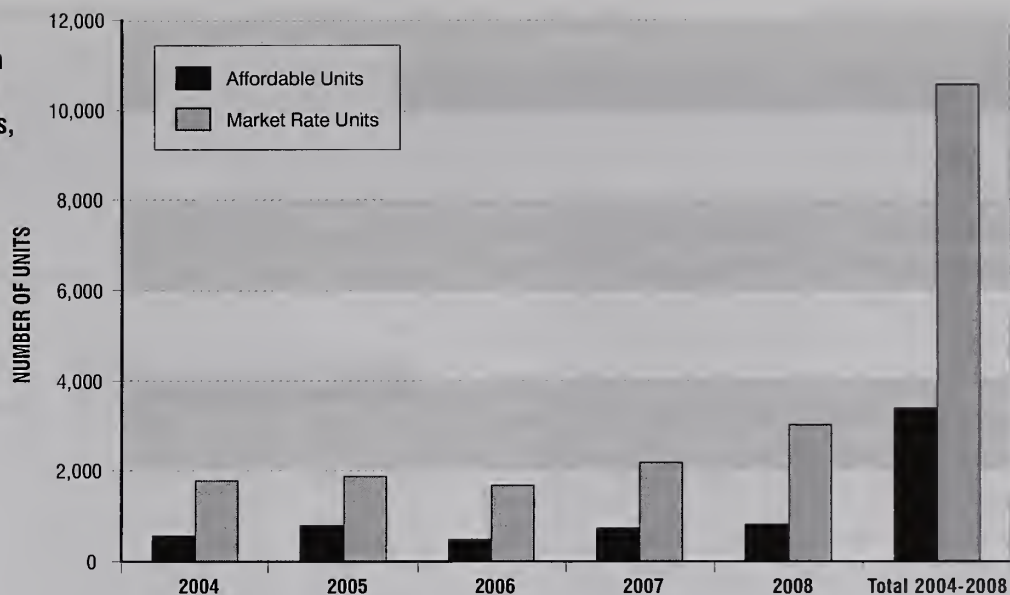
Note: Incomes are based on the 2008 Area Median Income (AMI) limits for the San Francisco HUD Metro FMR Area (HMFA). Monthly housing expenses are calculated based on 33% of gross monthly income. (FMR = Fair Market Rents). Maximum purchase price is the affordable price from San Francisco's Inclusionary Housing Program and incorporates monthly fees and taxes into sales price.

Table 19 shows the production of affordable housing by levels of affordability and Table 20 shows new affordable housing by type. These numbers do not include affordable units that result from acquiring and rehabilitating residential buildings by nonprofit housing organizations. Those units are covered later in the report.

- The number of new affordable units (832) is 12% more than in 2007 (735).
- Almost 37% of the new affordable units in 2008 were units for homeowner units (302).
- A total of 59 secondary units were added to existing residential buildings in 2008. Secondary, or "granny" units, are typically affordable to households with moderate incomes.

Major affordable housing projects completed in 2008 include: 990 Polk Street (110 units); 230 Turk Street (109 units); 810 Battery Street (81 units); 125 Mason Street (81 units); 4601 Third Street (50 units) and 684 Ellis Street (25 units).

All major (10 or more units) new affordable housing projects completed in 2008 are detailed in Appendix A, List 2. On-site affordable inclusionary units are listed under major market rate projects. See next section for more details. Affordable housing projects under construction, or in pre-construction or preliminary planning with either the Mayor's Office of Housing or the San Francisco Redevelopment Agency are presented in Appendix A, List 6.

FIGURE 7.**New Construction of Affordable and Market Rate Units, 2004-2008****TABLE 19.****New Affordable Housing Construction by Income Level, 2004-2008**

Year	Extremely Low (30% AMI)	Very Low (50% AMI)	Lower (60% AMI)	Low (80% AMI)	Moderate (120% AMI)	Total Affordable Units	Total New Units	% of All New Units
2004	254	129	2	0	163	548	1,780	31%
2005	66	387	236	0	110	799	1,872	43%
2006	260	56	5	12	158	491	1,675	29%
2007	0	412	100	20	203	735	2,197	33%
2008	134	247	81	0	361	823	3,019	27%
Total	714	1,231	424	32	995	3,396	10,543	32%

Source: Mayor's Office of Housing, Redevelopment Agency, Planning Department

TABLE 20.**New Affordable Housing Construction by Housing Type, 2004-2008**

Year	Family	Senior	Individual/SRO	Homeowner	Total
2004	354	25	0	169	548
2005	228	226	235	110	799
2006	260	0	56	175	491
2007	154	258	120	203	735
2008	227	160	134	302	823
2008 Percent of Total	28%	19%	16%	37%	100%

Source: Planning Department, Mayor's Office of Housing, Redevelopment Agency

Notes: Family units include projects with a majority of two or more bedroom units. Individual / SRO includes projects with a majority of studios or one bedroom, residential care facilities, shelters, and transitional housing.

Inclusionary Housing

In 1992, the Planning Commission adopted guidelines for applying the City's Inclusionary Affordable Housing Policy. The policy required housing projects with 10 or more units that seek a conditional use (CU) permit or planned unit development (PUD) to set a minimum of 10% of their units as affordable units. In 2002, the Board of Supervisors expanded these guidelines by requiring all projects with 10 or more units set aside 10% of their units as affordable units to renters earning 60% or less of the area median income (AMI). In condominium developments, the ownership units would be available to people earning up to 100% of the AMI. If a housing project required a conditional use permit, then 12% of the units would need to be made available at the same levels of affordability.

In August 2006, the inclusionary requirements were increased to 15% if units were constructed on-site, and to 20% if constructed off-site and is applicable to projects of five units or more. These increases will only apply to new projects. All projects in the pipeline at the time these changes were adopted will be exempt from these increases, except for projects that have not yet received Planning Department approval and those that will receive a rezoning that increases the amount of housing that can be constructed on their property. Table 21 shows inclusionary units completed from 2004-2008.

- In 2008, more inclusionary units (379) were built than in any year since the inclusionary requirements have been in effect. The 379 units built in 2008 represent a 127% increase over the 2007 number (167) and a 81% increase over the five-year average of 209 units.
- Some 146 units resulted from the on-site requirement. Two projects completed in 2008 were the result of off-site compliance and accounted for 251 of the 2008 inclusionary units: 601 King Street (170 of 224 units satisfied the off-site inclusionary requirement for 301 Main

Street) and 125 Mason Street (all 81 units for 301 Mission Street project that is expected to be completed in 2009).

Appendix A, List 1 provides a complete list of projects with 10 or more units constructed in 2008 with details of new construction with inclusionary units for those projects that have them.

Year	Units
2004	199
2005	111
2006	189
2007	167
2008	379
Total	1,045

TABLE 21.
New Inclusionary
Units, 2004-2008

Sources: Planning Department,
Mayor's Office of Housing

Affordability of Market Rate Housing

The San Francisco Bay Area remains one of the nation's most expensive housing markets, with housing prices remaining high.

- In 2008, rental prices in San Francisco decreased 3.6%: \$2,650 from \$2,750 for a 2-bedroom apartment. This decrease was the first drop in rents since 2003.
- In 2008, the median price for a two-bedroom home in San Francisco was about \$603,570 or 9.1% less than 2007 (\$664,060) — the third year of decreasing prices. Overall median sales price in 2008, including all unit sizes and condominiums, was about \$766,985. The 2008 median price for a two-bedroom home in the Bay Area region was set at \$387,500, 34% lower than the price in 2007.
- A San Francisco family of three earning 120% of the HUD median income (the household in need of affordable housing with the most income available to spend on purchasing a home — \$298,109 from Table 18) would fall short by

TABLE 22. Housing Price Trends, San Francisco Bay Area, 1999-2008

Year	Rental		For Sale	
	2 Bedroom Apartment		2 Bedroom House	
	San Francisco	Bay Area	San Francisco	Bay Area
1999	\$2,500	N/A	\$369,230	\$284,500
2000	\$2,750	N/A	\$468,330	\$355,260
2001	\$2,331	N/A	\$467,500	\$384,480
2002	\$2,089	N/A	\$523,300	\$427,270
2003	\$2,023	N/A	\$607,140	\$455,390
2004	\$2,068	N/A	\$670,450	\$536,550
2005	\$2,229	N/A	\$737,500	\$621,790
2006	\$2,400	N/A	\$680,970	\$635,820
2007	\$2,750	N/A	\$664,060	\$642,910
2008	\$2,650	\$1,810	\$603,570	\$387,500

Sources: Zilpy.com for Apartment rental prices. California Association of Realtors for home sale prices.

Notes: Zilpy.com's Bay Area rents do not include Santa Clara County; the California Association of Realtors Bay Area data do not include Napa and Sonoma Counties.

about \$305,460 of being able to purchase a median-priced two-bedroom home (\$603,570).

- A three-person household earning 80% of the median income (the household in need of affordable housing with the most income available to spend on rent) could pay a maximum rent of \$1,697 or 64% of the median rent (\$2,650), about the same level as in 2007 (63% of median rent).

Table 22 gives rental and sales prices for 1999 through 2008. The high cost of housing prevents families earning less than the median income from being able to purchase or rent a median-priced home in San Francisco.

Affordable Housing Acquisition and Rehabilitation

Acquisition and rehabilitation involves non-profit housing organizations purchasing existing residential buildings in order to rehabilitate units for low- and very low-income persons. Table 23

shows units that have been rehabilitated through funding by the Mayors Office of Housing (MOH) and the San Francisco Redevelopment Agency (SFRA). Often it is more economical to purchase and rehabilitate existing run-down units than to build new units. While many of these units are residential hotel (single room occupancy or SRO) units, acquisition and rehabilitation also includes homes for residential care providers, apartments for families, and conversions of commercial or industrial buildings for homeless persons and families.

The *Housing Inventory* reports units in such projects as adding to the housing stock only when new units are created as a result of the rehabilitation. For example, if a 50-unit SRO is rehabilitated and at the end, the SRO still has 50 units, then for the purposes of this report, these units would not be counted as adding to the housing stock.

In 2008, 270 existing units were rehabilitated. The major rehabilitation projects for 2008 were the Banneker Homes at 745-85 Fulton Street (108 units) and 32-40 Sixth Street (88 of 224 units).

TABLE 23.
Units Rehabilitated, 2004-2008

Year	Units Acquired / Rehabilitated
2004	718
2005	404
2006	0
2007	146
2008	270
Total	1,538

Source: Mayor's Office of Housing, San Francisco Redevelopment Agency



MAP 1.
San Francisco Planning Districts

Changes in Housing Stock by Planning District

This section discusses the City's housing stock by Planning District. Map 1 shows San Francisco's 15 Planning Districts.

Table 24 summarizes newly constructed units completed and units demolished in each Planning District. It is important to note that the Net Housing Unit Gain calculation accounts for units lost or gained by alterations, even though these figures are not displayed. The table also ranks each Planning District by its position for each of the ratings categories.

- As in the last seven years, the South of Market Planning District had the most new construction in 2008 with 1,474 units built or 49% of the total new construction. Similarly, South of Market had the highest net gain, adding 1,509 units or 46% of net addition citywide.

- The Downtown Planning District ranked second in new construction (941 units) and in net units gained (1,109).
- The Northeast Planning District ranked third in new construction (140 units) and in net units gained (159).
- The Downtown Planning District had the highest number of units demolished, with 9 of the City's 29 demolished units.

Figure 8 shows total new housing constructed and demolished by San Francisco Planning Districts in 2008.

TABLE 24. Housing Units Completed and Demolished by Planning District, 2008

No.	District Name	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units*	Rank
1	Richmond	22	10	2	4	34	8
2	Marina	6	15	2	4	2	15
3	Northeast	140	3	2	4	159	3
4	Downtown	941	2	9	1	1,109	2
5	Western Addition	28	8	5	2	19	11
6	Buena Vista	136	4	0	11	133	4
7	Central	23	9	4	3	28	9
8	Mission	57	7	1	8	64	7
9	South of Market	1,474	1	2	4	1,509	1
10	South Bayshore	81	5	0	11	69	6
11	Bernal Heights	10	12	0	11	13	12
12	South Central	68	6	0	11	69	6
13	Ingleside	7	13	0	11	6	14
14	Inner Sunset	7	13	1	8	9	13
15	Outer Sunset	19	11	1	8	25	10
	Total	3,019	--	29	--	3,263	--

Source: Planning Department

*Note: The "net gain housing units" calculation accounts for units lost/gained by alterations but those figures are not displayed.

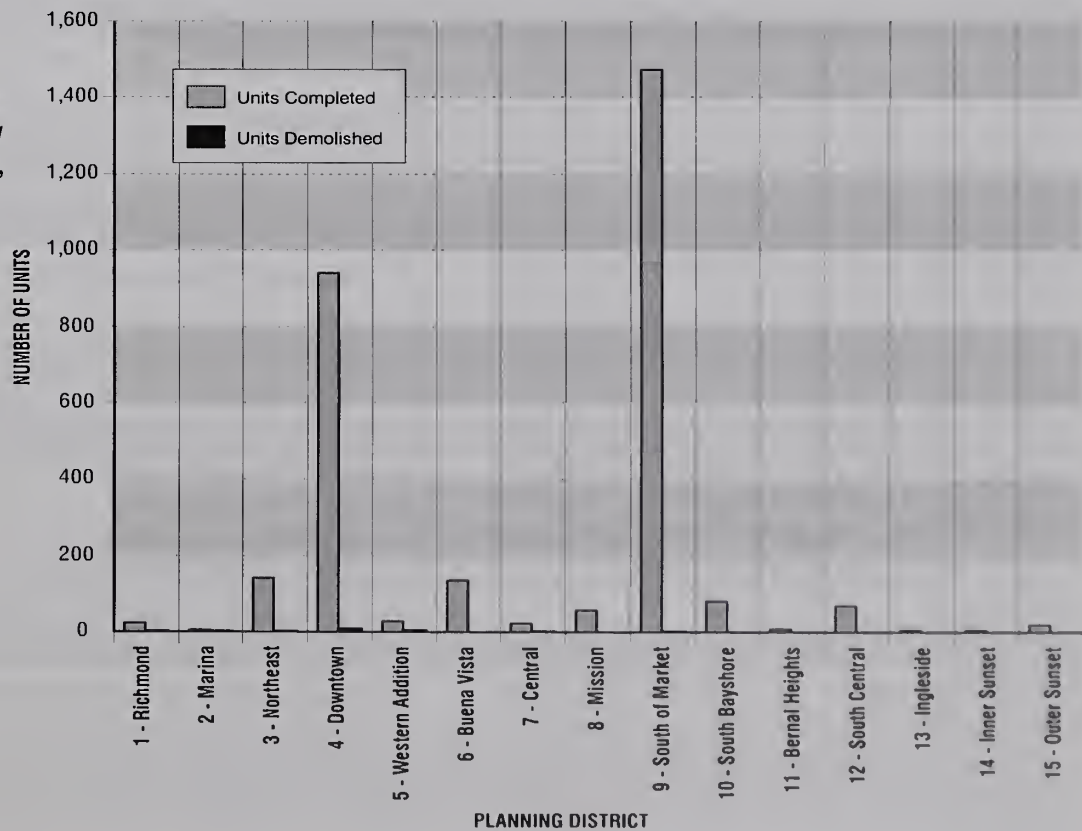
FIGURE 8.**Units Completed
& Demolished by
Planning District,
2008**

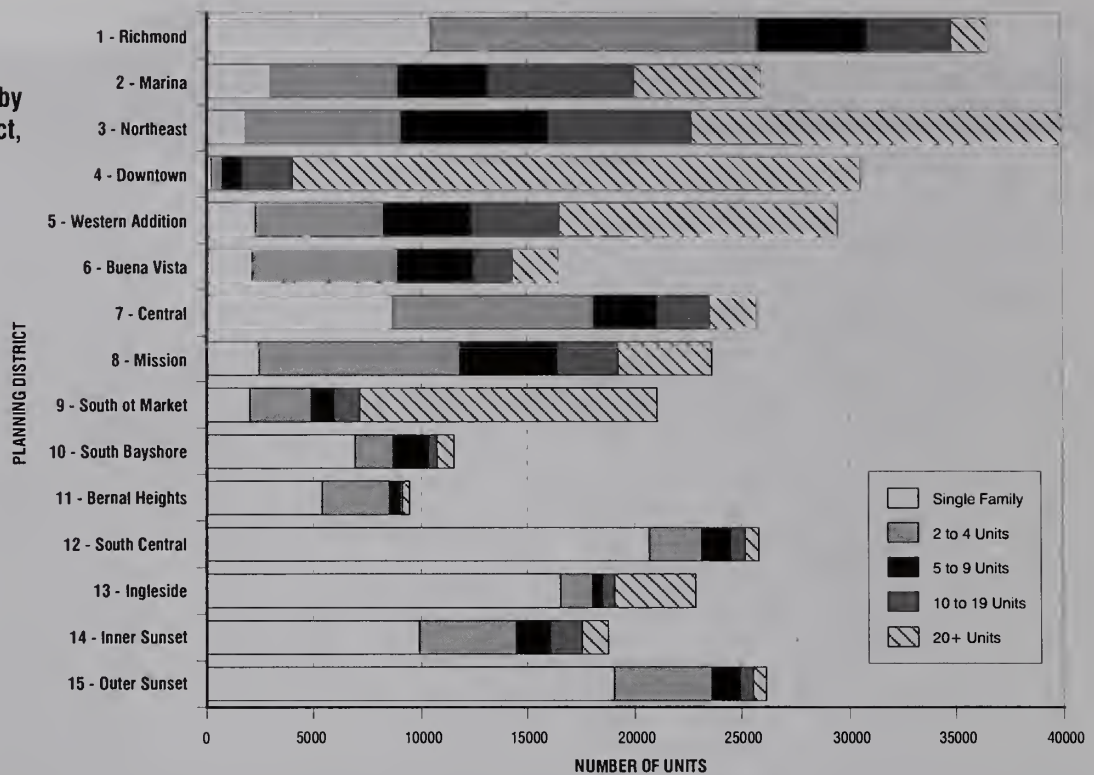
FIGURE 9.**San Francisco
Housing Stock by
Planning District,
2008****Housing Stock by Planning District**

Figure 9 shows the total overall housing stock by building type for the fifteen San Francisco Planning Districts. Table 25 contains San Francisco housing stock totals by Planning District and shows the net gain since the 2000 Census.

- The Northeast and Richmond Planning Districts continue to have the highest number of overall units, with each having over 35,000 units. The Northeast District accounts for 11% of the City's housing stock, while the Richmond Planning District accounts for 10%.
- The South Central, Outer Sunset, and Ingleside Planning Districts remain the areas with the highest number of single-family homes in San Francisco. Together these areas account for 51% of all single-family homes.
- The Richmond, Central, and Mission Planning Districts are the areas with the highest numbers of buildings with two to four units, representing 19%, 12%, and 11% of those units respectively.

- In the "5 to 9 Units" category, the Northeast and Richmond Planning Districts have the highest numbers of those units with 17% and 13% respectively.
- The Marina and Northeast Planning Districts continue to have the highest share of buildings with 10 to 19 units. Thirty-seven percent of the City's multi-family buildings with 10 to 19 units are in these districts.
- The Downtown Planning District has the largest stock of the city's high-density housing (26,577). The Northeast Planning District is second with 17,351 units. Eighty-seven percent of all housing in the Downtown Planning District is in buildings with 20 or more units. This district accounts for 28% of all the high-density housing citywide. The Northeast Planning District, next with 43% of its units in buildings with 20 units or more, claims 18% of the City's high-density housing.

TABLE 25. San Francisco Housing Stock by Planning District, 2000-2008

Planning District	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	District Total
1. Richmond						
2000 Census Count	10,459	15,130	4,989	3,892	1,725	36,195
April 2000-2007	(14)	211	34	78	33	342
2008	(4)	30	8			34
Total	10,441	15,371	5,031	3,970	1,758	36,571
Percent of Total	28%	42%	14%	14%	5%	10%
2. Marina						
2000 Census Count	2,978	5,958	4,122	6,900	5,752	25,710
April 2000-2007	(10)	18	17		187	212
2008	(4)	6				2
Total	2,964	5,982	4,139	6,900	5,939	25,924
Percent of Total	11%	23%	16%	27%	23%	7%
3. Northeast						
2000 Census Count	1,813	7,228	6,782	6,571	16,658	39,052
April 2000-2007	(11)	62	54	140	560	805
2008			13	13	133	159
Total	1,802	7,290	6,849	6,724	17,351	40,016
Percent of Total	5%	18%	17%	17%	43%	11%
4. Downtown						
2000 Census Count	210	508	799	2,332	23,230	27,079
April 2000-2007		(3)	81	42	2,236	2,356
2008		4		14	1,091	1,109
Total	210	509	880	2,388	26,557	30,544
Percent of Total	1%	2%	3%	8%	87%	8%
5. Western Addition						
2000 Census Count	2,236	5,930	3,912	3,981	11,915	27,974
April 2000-2007	27	47	157	182	1,072	1,485
2008	1	8	(6)		22	19
Total	2,264	5,979	4,063	4,163	13,009	29,478
Percent of Total	8%	20%	14%	14%	44%	8%
6. Buena Vista						
2000 Census Count	2,141	6,742	3,463	1,860	1,852	16,058
April 2000-2007	(17)	26	30	18	163	220
2008	(1)	9		(2)	127	133
Total	2,123	6,777	3,493	1,878	2,142	16,411
Percent of Total	13%	41%	21%	12%	13%	5%
7. Central						
2000 Census Count	8,655	9,295	2,893	2,387	2,185	25,415
April 2000-2007	(2)	132	28	76	0	234
2008	4	15	6	3		28
Total	8,657	9,442	2,927	2,466	2,185	25,677
Percent of Total	34%	37%	11%	10%	8%	7%
8. Mission						
2000 Census Count	2,438	9,202	4,354	2,495	3,925	22,414
April 2000-2007	(11)	147	193	331	464	1,124
2008	3	15	13	33		64
Total	2,430	9,364	4,560	2,859	4,389	23,602
Percent of Total	10%	40%	19%	12%	19%	7%

CONTINUED >

Planning District	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20+ Units	District Total
9. South of Market						
2000 Census Count	2,025	2,690	959	897	6,396	12,967
April 2000-2007	(14)	150	74	309	6,044	6,563
2008	(1)	18		13	1,475	1,509
Total	2,010	2,858	1,033	1,220	13,918	21,039
Percent of Total	6%	14%	6%	6%	66%	6%
10. South Bayshore						
2000 Census Count	6,917	1,680	1,625	315	419	10,956
April 2000-2007	(23)	73	24	73	336	483
2008	6	16	12		50	84
Total	6,900	1,769	1,661	388	805	11,523
Percent of Total	60%	15%	14%	3%	7%	3%
11. Bernal Heights						
2000 Census Count	5,328	3,092	453	136	203	9,212
April 2000-2007	23	34	28		130	215
2008	4	9				13
Total	5,355	3,135	481	136	333	9,440
Percent of Total	57%	33%	5%	1%	4%	3%
12. South Central						
2000 Census Count	20,553	2,339	1,248	583	246	24,969
April 2000-2007	111	69	96	52	404	732
2008	11	14		44		69
Total	20,675	2,422	1,344	679	650	25,770
Percent of Total	80%	9%	5%	3%	3%	7%
13. Ingleside						
2000 Census Count	16,466	1,490	461	585	3,282	22,284
April 2000-2007	45	2	1	(14)	495	529
2008	3	3				6
Total	16,514	1,495	462	571	3,777	22,819
Percent of Total	72%	7%	2%	3%	17%	6%
14. Inner Sunset						
2000 Census Count	9,895	4,478	1,582	1,478	1,194	18,627
April 2000-2007	3	47	20	14	22	106
2008		9				9
Total	9,898	4,534	1,602	1,492	1,216	18,742
Percent of Total	53%	24%	9%	8%	6%	5%
15. Outer Sunset						
2000 Census Count	19,011	4,406	1,298	584	487	25,786
April 2000-2007	10	135	17	13	120	295
2008	(1)	5	6	15		25
Total	19,020	4,546	1,321	612	607	26,106
Percent of Total	73%	17%	5%	2%	2%	7%
Citywide						
2000 Census Count	111,125	80,168	38,940	34,996	79,469	344,698
April 2000-2007	117	1,150	854	1,314	12,266	15,701
2008	21	155	52	134	2,901	3,263
Total	111,263	81,473	39,846	36,444	94,636	363,662
Percent of Total	31%	22%	11%	10%	26%	100%

Note: Percentages may not add up to 100% due to rounding.

Sources: Department of Building Inspection; Planning Department

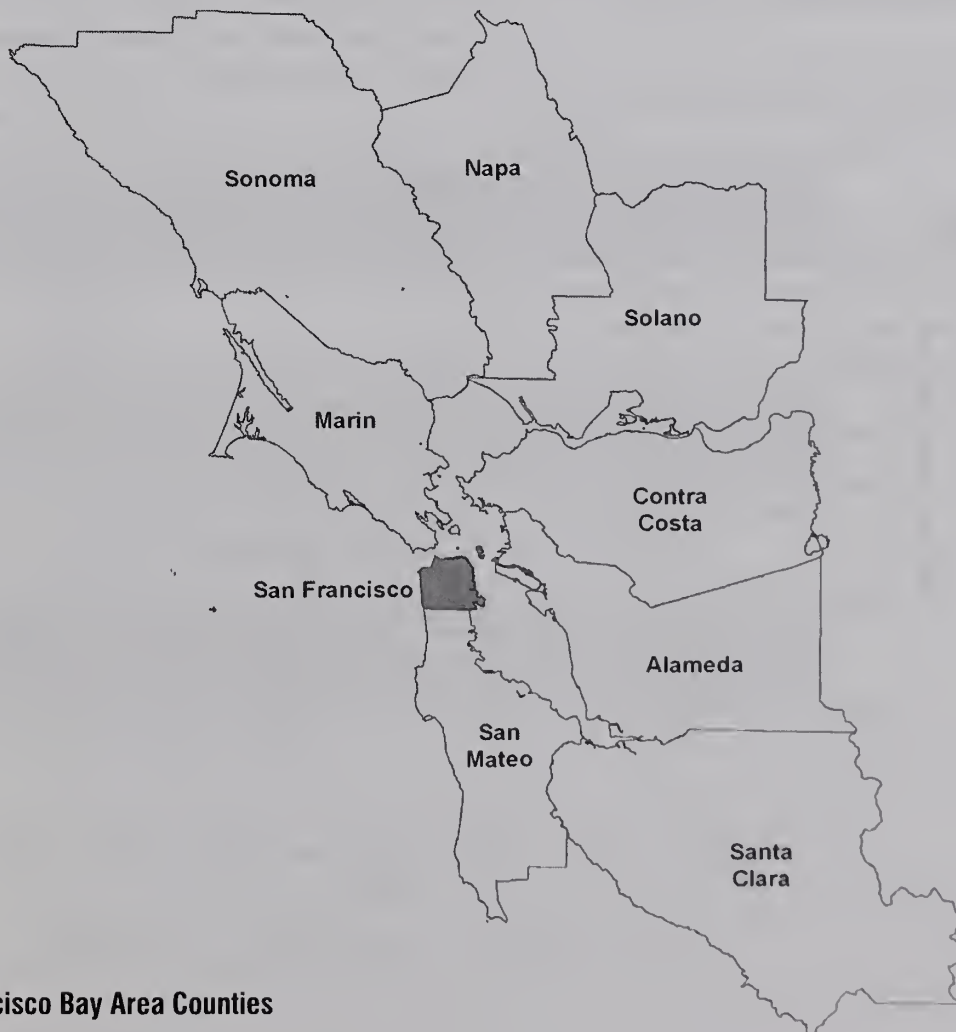
Housing Construction in the Bay Area

This section provides a regional context to the City's housing production trends. San Francisco is one of nine counties that make up the Bay Area.

- In 2008, Bay Area counties authorized 12,617 units for construction, 32% lower than the 2006 authorizations (23,475).
- Santa Clara (29%), San Francisco (19%), Alameda (18%), and Contra Costa (15%) counties accounted for almost 80% of the units authorized.

- In San Francisco, 98% of new housing is in multi-family buildings whereas San Mateo (66%), Santa Clara (66%), and Alameda (65%) have more of a mix of single and multi-family units. Single-family housing predominates in the other Bay Area counties.

Map 2 shows the nine counties that make up the Greater San Francisco Bay Area. Table 26 shows the total number of units authorized for construction for San Francisco and the rest of the Bay Area for 2008. Figure 10 shows trends in housing construction by building type from 1999 to 2008.

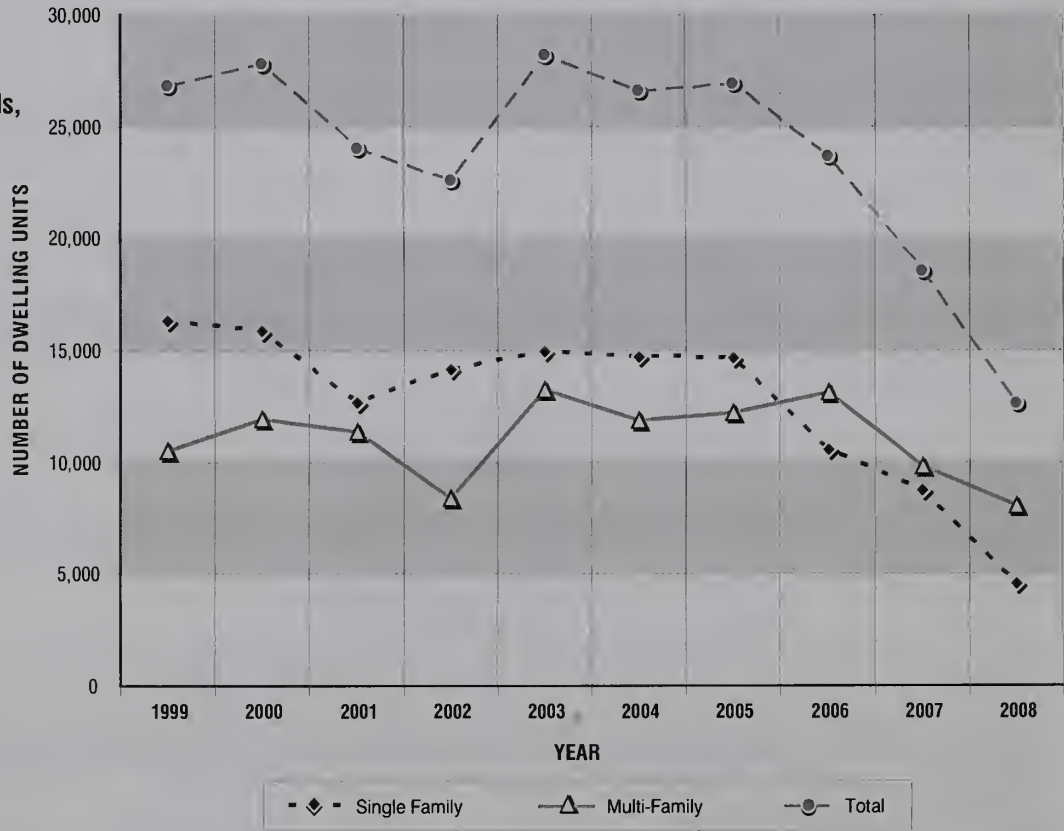


MAP 2.
San Francisco Bay Area Counties

TABLE 26.
Units Authorized for Construction San Francisco and the Bay Area Counties, 2008

County	Single-Family Units	Multi-Family Units	Total Units	Percent of Total
Alameda	766	1,454	2,220	18%
Contra Costa	983	909	1,892	15%
Marin	144	25	169	1%
Napa	202	18	220	2%
San Francisco	52	2,294	2,346	19%
San Mateo	319	633	952	8%
Santa Clara	1,259	2,417	3,676	29%
Solano	334	232	566	4%
Sonoma	527	49	576	5%
Total	4,586	8,031	12,617	100%

Source: Construction Industry Research Board

FIGURE 10.
Bay Area Housing Construction Trends, 1999-2008


Appendices

Appendix A: Project Lists

This Appendix details major projects in various stages of the planning or construction process: projects under Planning Department review, projects that have been authorized for construction by the Department of Building Inspection, and projects that have been completed. A project's status changes over time. During a reporting period, a project may move from approved to under construction or from under construction to completed. Similarly, a project may change from rental to condominiums, or vice versa, before a project is completed or occupied.

List 1 details major market-rate housing projects with ten or more units that were completed in 2008. This list also includes the number of inclusionary units in the project.

List 2 is comprised of major affordable housing projects with 10 or more units that were completed in 2008.

List 3 provides information for all projects with 10 or more units that were fully entitled by the Planning Department in 2008. These projects typically require either a conditional use permit, environmental review, or some other type of review by the Planning Commission or Zoning Administrator, or the Environmental Review Officer.

List 4 provides information for all projects with 10 or more units that were filed with the Planning Department in 2008. These projects require a conditional use permit, environmental review, or other types of review by the Planning Commission, Zoning Administrator, or the Environmental Review Officer. This list does not include projects submitted for informal Planning project review and for which no applications have been filed.

List 5 contains residential projects with five or more units authorized for construction by DBI in 2008.

List 6 is an accounting of affordable housing projects in the "pipeline" — projects that are under construction, or in pre-construction or preliminary planning with either the Mayor's Office of Housing or the San Francisco Redevelopment Agency.

Appendix B: San Francisco Zoning Districts

Appendix C: Glossary

APPENDIX A, LIST 1.

Major Market Rate Housing Projects Completed, 2008

Address / Project Name	Total Units	Affordable Units	Unit Mix	Tenure Type	Initial Sales or Rental Price
425 First St / One Rincon Hill	382	In-Lieu	41 - Studios 158 - 1 BR 159 - 2 BR 24 - 3 BR	Ownership	\$590,000
300 Berry St / Arterra	268	0	1 - Studio 160 - 1 BR 98 - 2 BR 10 - 3 BR	Ownership	\$449,000 - \$899,000
1160 Mission St / SOMA Grand	245	29	4 - Studios 120 - 1 BR 101 - 2 BR 20 - 3 BR	Ownership	\$530,000 - \$900,000
301 Main St / The Infinity	239	off-site (see 888 Seventh St)	6 - Studios 52 - 1 BR 147 - 2 BR 34 - 3 BR	Ownership	\$550,000
888 Seventh St	224	170 off-site housing for 301 Main St	72 - Studios 92 - 1 BR 52 - 2 BR 8 - 3 BR	Ownership	\$339,900 - \$414,000
355 Berry St / Edgewater Apartments	194	0	21 - Studios 117 - 1 BR 56 - 2 BR	Rental	\$2,175 - \$3,225
1 Polk St / Argenta	179	9	24 - Studios 116 - 1 BR 39 - 2 BR	Rental	\$2,250 - \$3,800
730 Van Ness / Symphony Towers	130	16	73 - Studios 57 - 1 BR	Ownership	\$329,000 - \$860,000
55 Page St / The Hayes	127	17	23 - Studios 62 - 1 BR 42 - 2 BR	Ownership	\$339,000 - \$720,000
631 Folsom St / Blu	120	In-Lieu	111 - 2 BR 6 - 3 BR	Ownership	\$575,000 - \$743,000
74 New Montgomery St The Montgomery	111	11	22 - Studios 50 - 1 BR 24 - 2 BR	Ownership	\$383,000 - \$882,000
818 Van Ness Ave / The Artani	52	2 plus In-Lieu	31 - 1 BR 21 - 2 BR	Ownership / Rental	\$579,000 - \$769,000 \$2,450
1828-1858 Geneva Ave / High Point	48	6	1 - 1 BR 39 - 2 BR 6 - 3 BR 2 - 4 BR	Rental	
1630 California St	40	In-Lieu	5 - Studios 30 - 1 BR 5 - 2 BR	Ownership	
1 South Park Ave	35	In-Lieu	1 - Studio 9 - 1 BR 18 - 2 BR 7 - 3 BR	Ownership	\$630,000
168 Hyde St	31	3	17 - Studios 14 - 1 BR	Ownership / Rental	\$1,050 - \$1,295
1521 Sutter St / Sutter Heights	28	3	14 - 1 BR 14 - 2 BR	Ownership	\$559,000
418 Jessie St / Mint Lofts	25	3	8 - 1 BR 13 - 2 BR 4 - 3 BR	Ownership	\$500,000

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Address / Project Name	Total Units	Affordable Units	Unit Mix	Tenure Type	Initial Sales or Rental Price
438 Clementina St	20	3	20 - 2 BR	Ownership	
101 Executive Park Blvd	20 *	18 *	16 - 3 BR 4 - 2 BR	Ownership	\$499,000
3620 19th St	19	5	2 - Studios 3 - 1 BR 14 - 2 BR	Ownership	\$619,000
2425 Judah St / Judah Terrace	15	2	7 - 1 BR 5 - 2 BR 3 - 3 BR	Ownership	\$550,000
3520 20th St	14	0		Ownership	
75 Moss St	14	1	6 - 1 BR 6 - 2 BR	Ownership	\$245,000
1158 Sutter St	14	0	14 - 2 BR	Ownership	\$559,000
843 Montgomery St / The Residences at Jackson Square	13	In-Lieu		Ownership	\$749,000

* Total units for project = 450; 125 in the first phase; 18 is part of the 54 affordable units to be built at this project.

Sources: Planning Department, Mayor's Office of Housing; San Francisco Redevelopment Agency

APPENDIX A, LIST 2.

Major Affordable Housing Projects Completed, 2008

Address / Project Name	Developer / Sponsor	Units	Unit Mix	Tenure Type	Price (Rental or Selling)	AMI % Targets	Type of Housing
990 Polk St	Tenderloin Neighborhood Development Corporation	110	110 - 1 BR	Rental	VLI Seniors	31-50%	Senior
230 Turk St	Salvation Army	109	109 - Studios	Rental	ELI	30%	SRO
810 Battery St / Broadway Family Apartments	Chinatown Community Development Center	81	23 - Studios 23 - 2 BR 34 - 3 BR	Rental	VLI Families	31-50%	Family
125 Mason St / Glide Economic Development	Glide Economic Development Corporation Off-site inclusionary housing for 301 Mission	81	22 - 1 BR 34 - 2 BR 20 - 3 BR 5 - 4 BR	Rental	VLI Families	31-50%	Family
4601 3rd St	Providence Senior Housing	50	50 - 1 BR	Rental	VLI Seniors	31-50%	Senior
684 Ellis St / Essex Hotel	Mercy Housing	25	25 - Studios	Rental	ELI Homeless	30%	SRO

Sources: Planning Department, Mayor's Office of Housing; San Francisco Redevelopment Agency (SFRA)

APPENDIX A, LIST 3.

Major Housing Projects Reviewed and Entitled by Planning Department, 2008

Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Body	Action	Action No.
2004.0773ACEK	55 Laguna St	Mixed-use project which would include construction of 7 new buildings and the adaptive re-use of 3 existing buildings for project of up to 450 dwelling units (including senior affordable units), 310 parking spaces, and no more than 5,000 sf of retail.	450	01/17/08	PC	Approved	17537
2007.0168CEKRS	227 West Point Rd	Project would demolish the 267 affordable housing units in 50 buildings and construct about 668 affordable units in 66 buildings. Buildings would range from 2 to 5 stories. Net new addition would be 106 affordable units and 295 market rate units.	401	06/12/08	PC	Approved	17621
2007.1337EHVX	140 New Montgomery St	Project would convert the existing building from office to residential use (135 units) and would construct a 2-story addition on the south side of the building on the existing parking lot.	175	12/11/08	PC	Approved	17780
2002.1302EKX	2235 Third St	Renovation of 2 existing vacant buildings totaling about 27,200 sf and construction of a 180,000 sf addition. The proposed project would include up to 141 dwelling units with 128 off-street parking spaces.	141	08/14/08	PC	Approved	17680
2005.0298CEKV	1285 Sutter St	Demolition of an existing movie theater and construction of 13-story mixed-use building with 120 dwelling units, 180 off-street parking spaces, and 16,500 sf of ground floor commercial use.	120	06/16/08	ZA	Granted	
2007.0980CEV	220 Golden Gate Ave	The project is the rehabilitation and alteration of the Central YMCA, including the addition of a wellness center and retail space on the ground floor and 170-180 units of supportive housing above; 74 net new units.	74	08/08/08	PC	Approved	17672
2007.0487CEK	401 Grove St	Proposed 70-unit residential project on site of old freeway bounded by Gough, Grove, Ivy, in 3 buildings with ground floor retail on the Gough frontage, 5 stories, 77,000 sf, including 50 space subsurface parking.	70	11/20/08	PC	Approved	17765
2004.1245EKVX	300 Grant Ave	Demolition of 272 and 292 Sutter Street with 35,600 sf retail and new construction of a 12-story, 113,526 sf residential mixed use structure in K-M-M-S Conservation District with 66 residential units, ground floor retail, and 25 underground parking spaces.	66	07/10/08	ZA	Granted	
2005.0470ACEKV	166 Townsend St	Adaptive reuse and construction of a 5-story mixed use project with 66 dwelling units, 74 parking spaces, and 1,715 sf of ground floor retail. The existing building on the project site is an historic resource.	66	09/04/08	PC	Approved	17688
2005.0762CEV	245 Hyde St	Partial interior demolition of existing 2-story office/retail structure to insert an additional floor level and construct a 1-story vertical addition to house 65 dwelling units.	65	06/12/08	ZA	Granted	

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Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Body	Action	Action No.
2006.0460CEK	690 Stanyan St	Demolition of existing 1-story retail and mezzanine containing approximately 23,600 sf and construct a new 62 unit residential structure with 34,400 sf of ground floor retail. 2 stories of underground parking would also be proposed for 176 parking spaces.	62	10/23/08	PC	Approved	17733
2006.1213CEK	5050 Mission St	The proposed project would demolish the existing retail and auto repair shop and construct a 61-unit residential building, 8,000 sf of retail, and 82 parking spaces. The building would be 60 feet in height plus basement.	61	08/14/08	PC	Approved	17684
2008.0392V	472 Ellis St	Variances for off-street parking for no spaces where 21 parking spaces would otherwise be required; and variance for open space for no usable open space where 975 sf is required. Project is to convert 82 tourist hotel units and 91 group housing units to 150 group housing units.	60	12/12/08	ZA	Granted	
2007.1383CEKVX	474 Natoma St	New construction of 58 ownership dwelling units, 100% affordable, over 17 ground-floor parking spaces.	58	11/13/08	PC	Approved	17747
2005.1066CEKP	2800 Sloat Blvd	Demolition of existing buildings and construction of 3 new 5-story buildings with 55 dwelling units, 48 underground parking spaces, 26,000 sf of ground floor retail, and 34 covered parking spaces for the commercial use.	55	11/13/08	PC	Approved	17760
2005.1018EKVX	570 Jessie St	Demolition of existing 15,000 sf office/printing shop and construct 47 dwelling units with 26 parking spaces. New structure would be 36,973 sf and 75 feet tall.	47	12/05/08	ZA	Granted	
2005.0876CEKV	345 Sixth St	Demolition of 2,973 sf 1-story office building and new construction of a 37,200 sf, 36-unit 5-story structure with residential over ground floor PDR/business service and 9 parking spaces.	36	10/23/08	MEA	FND adopted	
2006.0054E	2652 Harrison St	Demolition and new construction of 30-unit residential building over basement level parking	30	04/11/08	MEA	PND published	
2006.0810CEK	1004 Mississippi St	New construction of 28 dwelling units with 28 underground parking spaces on a vacant lot. The building would be 57,974 sf and 40 feet in height.	28	04/17/08	PC	Approved	17583
2007.0966EK	1600 Market St	The project would demolish an existing commercial building and construct a new 9-story, 23-unit structure, 84 feet tall with a 3,700 sf ground floor restaurant and 8 below ground parking spaces.	23	11/18/08	MEA	Approved	Cat Ex
2004.0914CEK	793 South Van Ness Ave	Demolition of an existing gas station and construction of a 5-story mixed-use building with 22 dwelling units, 7,795 sf of ground floor retail, and 49 off street parking spaces.	22	02/14/08	PC	Approved	17554

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Planning Case No.	Address / Project Name	Case Description	No. Units	Approval Date	Body	Action	Action No.
2006.0881CEV	420 29th Ave	The proposed project would demolish the existing church and its associated buildings and construct 2 buildings, a new 4,865 sf church and 21 residential units. Both buildings would be 40 feet in height.	20	12/18/08	PC	Approved	17785
2006.1409DEK	2200 Market St	The proposed project would demolish the existing 3,000 sf restaurant and construct a new 6 story over garage building consisting of 20 residential units, 5,000 sf of retail, and 15 parking spaces.	20	12/11/08	PC	Took DR & approved	
2005.0490CEK	3500 19th St	Construction of a 5-story mixed-use building with 17 dwelling units, 17 off-street parking spaces, and 2,950 sf of ground floor retail.	17	02/21/08	PC	Approved	17560
2006.1227CES	5735-5743 Mission St	The proposal project would demolish the 3 existing buildings on the site and construct a new 4-story building consisting of 22 residential units, 3,038 sf of retail, 1,788 sf of office, and 35 parking spaces.	16	05/15/08	PC	Approved	17591
2005.0651CEKV	580 Hayes St	Construction of a 5-story residential care facility with dwelling units on the top floor and retail on the ground floor.	15	06/19/08	PC	Approved	17626
2007.0113EU	1 Stanyan St	The proposed project would demolish the existing gas station and construct a new 4-story, 13-unit residential building with 1,700 sf of ground floor retail and 14 parking spaces.	13	12/03/08	ZA	Granted	
2006.1525CE	2829 California St	The proposed project would demolish the existing 2-story building on the site and construct a 4-story consisting of 12 residential units, 4,924 sf of retail, 2,281 sf of office, and 18 parking spaces.	12	01/17/08	PC	Approved	17530
2007.0463EU	4199 Mission St	Construction of a 12-unit residential mixed-use structure replacing an existing gas station.	12	08/05/08	ZA	Granted	

Source: Planning Department

APPENDIX A, LIST 4.

Major Housing Projects Filed at Planning Department, 2008

Planning Case No.	Address / Project Name	Case Description	No. Units
2008.0021E	3711 19th Ave Parkmerced	Master redevelopment program for 116-acre Parkmerced site which , proposes to retain existing 10 13-story buildings and replace all others with 4 to 14-story residential buildings, on-site relocation of existing residents at current rent-controlled rates over a period of 15-30 years; when completed: 8,900 units (5,675 new), 10,175 (6,975 new) off-street parking spaces, 230,000 sf of new retail use, and 80,600 sf of additional office use.	5,675
2008.0801E	41 Tehama St	Construction of a 54-story residential tower project in the Transbay Transit Center area, 350 units including 250 valet parking spaces, bike storage, in 4-level subsurface garage, replacing surface parking operation.	350
2008.1084EK	706 Mission St	Construction of a 605' residential tower with 220 units with new Mexican Museum on the lower levels.	220
2008.0553EK	1400 Mission St	Construction of a 165 unit, 100% affordable housing project, 15 stories with 18 parking spaces and 3,640 sf retail at ground level.	165
2008.0081E	950 Mason St Fairmont Hotel	Demolition of the Fairmont Hotel tower and its base and replace with a building with a similar building envelope, plus an additional mid-rise building, resulting in 160,000 sf net new space, 160 condominiums, and 200 fewer hotel rooms.	160
2008.0288E	1127 Market St	Demolition of the Strand Theater and construction of an 8-story, 98 SRO mini-studios with ground floor retail.	98
2008.1162E	1100 Golden Gate Ave	New construction of 5-story, 145-foot tall housing project with 98 affordable senior rental units.	98
2008.0700	1401 California St	Demolition of existing Cala Foods grocery store and construction of 6-8 story, 95 unit mixed-use building, with 31,000 sf retail, and 105 parking spaces; LEED Gold.	95
2008.0550E	2001 Market St	The project replaces the S&C Ford Showroom and adjacent parcel residential buildings with a mixed use development: 29,715 sf retail grocery (Whole Foods) with 2 to 6 floors of residential condominiums above, and 2 subsurface parking levels, with a total of 75 units and 121 parking spaces; LEED Gold.	69
2008.0678E	1 Nob Hill Cir Mark Hopkins Hotel	Conversion of 179 tourist hotel rooms at the Mark Hopkins Hotel to 66 residential condominiums on floors 9 through 18; maintain tourist hotel use on floors 2 through 8.	66
2008.0392V	472 Ellis St	Rehabilitation of the Arlington Hotel from 82 tourist hotel units and 91 residential hotel units to 151 residential hotel units.	60
2008.0797E	235 Broadway	Construction of a 100% affordable family housing project with 50 units and 5,000 sf retail in a mid-rise building on a former freeway parcel.	50
2008.0569C	4 Octavia St	New construction of a mixed-use building containing 49 units, 3,500 sf of ground floor commercial and a 39-space parking garage (37 for residential and 2 for commercial).	49
2008.0671E	345 Stockton St Grand Hyatt Hotel	Conversion of 184 tourist hotel rooms on floors 25 to 32 at the Grand Hyatt Hotel into 48 condominiums.	48
2008.1039C	25-35 Dolores Street	Demolition of a vacant garage and construction of a residential building containing 47 units and 40 parking spaces.	47
2008.0981E	651 Geary St	Demolition of a 3-story, 19,900 sf office building and construction of a 14-story, 46-unit residential building with 1,045 sf of retail and no off-street parking.	46
2008.1395E	1501 15th St	Demolition of a gas station and construction of a 6 story, 40 unit building with 32 parking spaces.	40
2008.1110E	6600 Third St	Demolition of 43 residential hotel rooms and construction of 25 new dwelling units and 55 group housing units with 21 parking spaces; project would be 100% affordable and 40 feet tall.	37
2008.1328E	1 Franklin St	Construction of a 5-8 story building with 35 units, 2,400 sf of retail at corner, and 18 subsurface parking spaces on the site of an existing parking lot.	35
2008.0862C	1622 Broadway	Construction of a 34 unit residential building.	34

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Planning Case No.	Address / Project Name	Case Description	No. Units
2008.0723E	1255-1275 Columbus Ave	Demolition of existing office and new construction of a 20 unit residential building with 4,000 sf of retail and parking at ground floor.	20
2008.0430EK	2299 Market St	Construction of a 5-story, 50-foot high building with 18 units and ground floor retail with a basement garage of the site of a vacant lot.	18
2008.1394E	101 Mississippi St	Demolition and new construction of a 4-story, 18 unit building with 2,350 sf retail and 20 parking spaces.	18
2008.0538CE	1446 Ocean Ave	Demolition of an existing gas station and construction of a 4-story building with 13 units over commercial space and a 13-car garage.	13
2008.0419CDE	1990 California St	Conversion of 11 dwelling units to 22 units of group housing.	11
2008.0795EV	574 Natoma St	Demolish existing 1,875 sf warehouse and construction of a 4-story, 10 unit building with 2 parking spaces.	10
2008.0992CES	200 Dolores St	The proposed project involves renovation of the existing 3-story fire-damaged rectory structure and construction of a 4-story residential building containing 13 units and 16 parking spaces.	10

Source: Planning Department

APPENDIX A, LIST 5.

Major Projects Authorized for Construction by DBI, 2008

Address	Units	Type
JANUARY		
5800 Third St	71	New
700 Valencia St	9	New
FEBRUARY		
3400 Cesar Chavez St	60	New
MARCH		
1 Hawthorne St	135	New
238 Olive St	9	New
325 Fremont St	18	Addition
APRIL		
255 Seventh St	49	New
5600 Third St	116	New
693 Sutter St	16	Conversion
2395 Lombard St	12	New
1411 Market St	719	New
MAY		
2420 Sutter St	58	New
85 Brady St	6	New
4441 Mission St	6	New
301 Executive Park Blvd	12	Addition
JUNE		
179 San Carlos St	5	New

Address	Units	Type
JULY		
1049 Howard St	25	Addition
736 Valencia St	8	New
130 Turk St	9	Conversion
633 Taraval St	5	Addition
45 Lansing St	224	New
AUGUST		
1840 Washington St	25	New
SEPTEMBER		
851 Indiana St	25	Conversion
1355 Pacific Ave	23	New
OCTOBER		
2139 O'Farrell St	21	New
NOVEMBER		
2000 Ellis St	21	New
2020 Ellis St	18	New
1868 Van Ness Ave	35	New
DECEMBER		
365 Fulton St	120	New
1450 Franklin St	69	New
1345 Turk St	21	New
1816 Eddy St	19	New
5800 Third St	66	New
125 Third St	9	Addition

Source: Planning Department

APPENDIX A, LIST 6.

Major Affordable Projects in the Pipeline as of December 31, 2008 (Arranged by Address)

Address / Project Name	Very Low Income Homeless or Single	Very Low Income Seniors	Very Low Income Families	Very Low Income Disabled	Lower Income	Homeowner Low to Moderate Income	Homeowner Moderate Income	Total Affordable Units	Total Units	Development Type
Currently Under Construction										
4800 Third St / Bay Oaks SF Housing Development Corp						9	9	18	18	New Construction
5600 Third St For Sale Housing Bridge Housing			25			74	25	124	124	New Construction
5800 Third St (Inclusionary) Coca Cola Bottling Plant / Noteware							47	47	343	New Construction
227-255 Seventh St / Westbrook Plaza Mercy Housing / SOMA Healthcare			48					48	49	New Construction
66 Ninth St Senior Housing Mercy Housing		106						106	107	New Construction
275 Tenth St Supportive Housing Episcopal Community Services	134							134	135	New Construction
2949 18th St / 601 Alabama St Mosaica 601 / Citizens Housing	31	24	62				34	151	151	New Construction
330 Berry St, 335 Berry St Bridge Housing						45	86	131	131	New Construction
850 Broderick St / Aremdt House Senior Housing / SF Dept Human Services			46					46	47	New Construction
53 Columbus Ave / ROOTS SF Community Land Trust							21	21	21	Rehabilitation
650 Eddy St / Arnett Watson Apts TNDC	83							83	83	New Construction
472 Ellis St / Arlington Preservation Mercy Housing	150							150	150	Rehabilitation
3575 Geary Blvd Senior Housing Bridge Housing		150						150	150	New Construction
149 Mason St Glide Economic Development	56							56	56	New Construction
1390 Mission St Family Housing Mercy Housing	44		91					135	136	New Construction
2139 O'Farrell St Kaiser Housing					21			21	21	New Construction
52-64 Whitney Young Cir Habitat for Humanity & EM Johnson							7	7	7	New Construction
SUBTOTALS	498	280	272	0	21	128	229	1,428	1,729	
In Pre-Construction Planning										
5600 Third St Armstrong Place Senior Housing / Bridge Housing	23	92						115	116	New Construction
420 29th Ave BHNC	7			13				20	20	New Construction
285 Broadway Chinatown Community Development Center	18		33					51	51	New Construction
601 China Basin St Mission Bay South Parcel 6		116	117					233	233	New Construction
1095 Connecticut St / 751 Missouri St Potrero Terrace & Potrero Annex SFHA / Bridge Housing			806				30	836	1,152	New Construction

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Address / Project Name	Very Low Income Homeless or Single	Very Low Income Seniors	Very Low Income Families	Very Low Income Disabled	Lower Income	Homeowner Low to Moderate Income	Homeowner Moderate Income	Total Affordable Units	Total Units	Development Type
249 Eddy St / 161-65 Turk St TNDC		82						82	82	Rehabilitation
455 Fell St Central Fwy Parcel O			70					70	80	New Construction
400 Folsom St at Fremont St Transbay Block 8			70					70	70	New Construction
365 Fulton St / Central Fwy Parcel G CHP / Mercy	120							120	120	New Construction
121 Golden Gate Ave / St Anthony Senior Housing / Mercy Housing	20	81						101	102	New Construction
220 Golden Gate Ave / Central YMCA A. F. Evans / TNDC	174							174	174	Rehabilitation
701-725 Golden Gate Ave Central Fwy Parcel C	20	79						99	100	New Construction
465 Hayes St Central Fwy Parcel K							24	24	24	New Construction
909 Howard St Family Apartments Citizens Housing / TNDC	41		114					155	155	New Construction
Hunters Point Shipyard Parcel 56		75						75	75	New Construction
44 McAllister St / Civic Center Residences / TNDC	212							212	212	Rehabilitation
112 Middle Point Rd SFHA / Hunters View Phases I-III			350				59	409	740	New Construction
1036 Mission St TNDC	16		62					78	78	New Construction
474 Natoma St / Natoma Court Bridge Housing							55	55	55	New Construction
261 Octavia Blvd / Central Fwy Parcel Q Westbay and Satellite Housing				15				15	15	New Construction
150 Otis St CHP	68							68	68	Rehabilitation
1500 Page St Agesong / Pacific Institute	32							32	32	Rehabilitation
238 Taylor St / 168-186 Eddy St TNDC	31		122					153	153	New Construction
1345 Turk St / Muni Substation Michael Simmons Properties							32	32	32	New Construction
Whitney Young Cir at Hudson Ave EE-2 Habitat for Humanity & EM Johnson							17	17	17	New Construction
35 Woodward St / Dolores Hotel BHNC / Housing Services Affiliate	35							35	35	Rehabilitation
SUBTOTALS	817	525	1,754	28	0	0	217	3,341	3,991	
In Preliminary Planning										
6600 Third St Supportive Housing Citizens Housing / Providence Baptist	72							72	73	New Construction
1000 Fourth St Mercy Housing	30		119					149	150	New Construction
201 Sixth St Hugo Hotel	13		52					65	65	New Construction
207 Cameron Wy / Alice Griffith SFHA / Lennar			256		TBD			256	1,000	New Construction

CONTINUED >

Address / Project Name	Very Low Income Homeless or Single	Very Low Income Seniors	Very Low Income Families	Very Low Income Disabled	Lower Income	Homeowner Low to Moderate Income	Homeowner Moderate Income	Total Affordable Units	Total Units	Development Type
535 Folsom St at Essex St Transbay Block 11	100							100	100	New Construction
Hunters Point Shipyard Parcel 54			50					50	50	New Construction
550 Mission Rock St Mission Bay South Parcel 3	50							50	50	New Construction
1400 Mission St Family Housing TNDC / Citizens Housing	30		120					150	150	New Construction
1000 Ocean Ave Phelan Loop Family Housing			80					80	80	New Construction
102-104 Octavia Blvd Central Fwy Parcel U	30							30	30	New Construction
270 Spear St Transbay Block 1			70					70	70	New Construction
1654 Sunnydale Ave SFHA / Mercy Housing			1,070				66	1,136	1,498	New Construction
2501 Sutter St / Westside Cts SFHA / EM Johnson			136		71		13	220	450	New Construction
1251 Turk St / Rosa Parks Annex SFHA / Citizens Housing	20	80						100	100	New Construction
SUBTOTALS	392	80	1,953	0	71	0	79	2,575	3,913	
TOTALS	1,707	885	3,979	28	92	128	525	7,344	9,633	

Sources: Mayor's Office of Housing, San Francisco Redevelopment Agency

Notes: TBD = To Be Determined
SFHA = San Francisco Housing Authority;
TNDC = Tenderloin Neighborhood Development Corporation;
CHP = Catholic Healthcare Partners;
BHNC = Bernal Heights Neighborhood Center

APPENDIX B. San Francisco Zoning Districts

Zoning	General Descriptions
Residential, House and Mixed Districts	
RH-1	One Family
RH-1(D)	One Family (Detached Dwellings)
RH-1(S)	One Family with Minor Second Unit
RH-2	Two Family
RH-3	Three Family
RM-1	Low Density
RM-2	Moderate Density
RM-3	Medium Density
RM-4	High Density
Residential Transit-Oriented Districts	
RTO	Residential Transit-Oriented
RTO-M	Residential Transit-Oriented, Mission
Residential-Commercial Districts	
RC-3	Medium Density
RC-4	High Density
Public District	
P	Public District
Neighborhood Commercial Districts	
NC-1	Neighborhood Commercial Cluster District
NC-2	Small Scale Neighborhood Commercial District
NC-3	Moderate Scale Neighborhood Commercial District
NC-S	Neighborhood Commercial Shopping Center District
NCD-24th-Noe	24th - Noe Valley Neighborhood Commercial District
NCD-Broadway	Broadway Neighborhood Commercial District
NCD-Castro	Castro Neighborhood Commercial District
NCD-Haight	Haight Neighborhood Commercial District
NCD-Inner Clement	Inner Clement Neighborhood District
NCD-Inner Sunset	Inner Sunset Neighborhood District
NCD-North Beach	North Beach Neighborhood Commercial District
NCD-Outer Clement	Outer Clement Neighborhood District
NCD-Polk	Polk Neighborhood Commercial District
NCD-Sacramento	Sacramento Neighborhood Commercial District
NCD-Union	Union Neighborhood Commercial District
NCD-Upper Fillmore	Upper Fillmore Neighborhood Commercial District
NCD-Upper Market	Upper Market Neighborhood Commercial District
NCD-West Portal	West Portal Neighborhood Commercial District

CONTINUED >

Zoning	General Descriptions
Neighborhood Commercial Transit Districts	
NCT-2	Small Scale Neighborhood Commercial Transit District
NCT-3	Moderate Scale Neighborhood Commercial Transit District
NCT-24th-Mission	24th - Mission Neighborhood Commercial Transit District
NCT-Hayes-Gough	Hayes - Gough Neighborhood Commercial Transit District
NCT-Mission	Mission Neighborhood Commercial Transit District
NCT-SoMa	SoMa Neighborhood Commercial Transit District
NCT-Upper Market	Upper Market Neighborhood Commercial Transit District
NCT-Valencia	Valencia Neighborhood Commercial Transit District
Chinatown Mixed Use Districts	
CRNC	Chinatown Residential Neighborhood Commercial District
CVR	Chinatown Visitor Retail District
CCB	Chinatown Community Business District
South of Market Mixed Use Districts	
RED	South of Market Residential Enclave District
RSD	South of Market Residential Services District
SLI	South of Market Service-Light Industrial District
SLR	South of Market Light Industrial-Residential District
SSO	South of Market Services / Secondary Office District
Eastern Neighborhoods Mixed Use Districts	
MUG	Mixed Use - General District
MUO	Mixed Use - Office District
MUR	Mixed Use - Residential District
SPD	South Park Mixed Use District
UMU	Urban Mixed Use District
Downtown Residential Districts	
DTR-RH	Downtown Residential - Rincon Hill District
DTR-SB	Downtown Residential - South Beach District
DTR-TB	Downtown Residential - Transbay District
Commercial Districts	
C-2	Community Business District
Downtown Commercial Districts	
C-3-S	Downtown Commercial - Service District
C-3-G	Downtown Commercial - General District
C-3-R	Downtown Commercial - Retail District
C-3-O	Downtown Commercial - Office District
C-3-O(SD)	Downtown Commercial - Office (Special Development) District

CONTINUED >

Zoning	General Descriptions
Industrial Districts	
M-1	Light Industrial District
M-2	Heavy Industrial District
C-M	Heavy Commercial District
PDR-1-B	Production Distribution and Repair Light Industrial Buffer District
PDR-1-G	Production Distribution and Repair General District
PDR-1-D	Production Distribution and Repair Design District
PDR-2	Core Production Distribution and Repair District
Redevelopment Agency Districts	
MB-RA	Mission Bay Redevelopment Area Plan District
HP-RA	Bayview Hunters Point Redevelopment Area Plan District

APPENDIX D. Glossary

Affordable Housing Unit: A housing unit -- owned or rented -- at a price affordable to low- and middle-income households. An affordable rental unit is one for which rent equals 30% of the income of a household with an income at or below 80% of the HUD median income for the San Francisco PMSA, utilities included. An affordable ownership unit is one for which the mortgage payments, PMI, property taxes, homeowners dues, and insurance equal 33% of the gross monthly income of a household earning between 80% and 120% of the San Francisco PMSA median income, assuming a 10% down payment and a 30-year, 8% fixed-rate loan.

Alterations: Improvements and enhancements to an existing building. At DBI, building permit applications for alterations use Forms 3 and 8. If you are not demolishing an existing building (Form 6) or newly constructing a new building (Forms 1 and 2), you are “altering” the building.

Certificate of Final Completion (CFC): A document issued by DBI that attests that a building is safe and sound for human occupancy.

Conditional Use Permit: A permit that is only granted with the consent of the Planning Commission, and not as of right.

Condominium: A building or complex in which units of property, such as apartments, are owned by individuals and common parts of the property, such as the grounds and building structure, are owned jointly by all of the unit owners.

Current dollars: The dollar amount for a given period or year not adjusted for inflation. In the case of income, it is the income amount in the year in which a person or household receives it. For example, the income someone received in 1989 unadjusted for inflation is in current dollars.

General Plan: Collection of Objectives, Policies, and Guidelines to direct guide the orderly and prudent use of land.

HMFA: HUD Metro FMR (Fair Market Rent) Area an urbanized county or set of counties with strong social and economic ties to neighboring communities. PMSAs are identified within areas of one million-plus populations.

Housing Unit: A dwelling unit that can be a single family home, a unit in a multi-unit building or complex, or a unit in a residential hotel.

Inclusionary Housing Units: Housing units made affordable to lower- and moderate-income households as a result of legislation or policy requiring market rate developers to include or set aside a percentage (usually 10% to 20%) of the total housing development to be sold or rented at below market rates (BMR). In San Francisco, this is usually 15%, and it applies to most newly constructed housing developments containing five or more dwelling units.

Median Income: The median divides the household income distribution into two equal parts: one-half of the households falling below the median household income and one-half above the median.

Pipeline: All pending development projects -- filed, approved or under construction. Projects are considered to be “in the pipeline” from the day they are submitted for review with the Planning Department, the Redevelopment Agency (SFRA), or the Department of Building Inspections (DBI), until the day the project is issued a Certificate of Final Completion by DBI.

Planning Code: A local law prescribing how and for what purpose each parcel of land in a community may be used.

Primary Metropolitan Statistical Area (PMSA): A PMSA is an urbanized county or set of counties with strong social and economic ties to neighboring communities. PMSAs are identified within areas of one million-plus populations.

Single Room Occupancy (SRO) Units: Residential hotel rooms, typically occupied by one person, lacking bathroom and/or kitchen facilities.

Temporary Certificate of Occupancy (TCO): Like a CFC, a TCO allows occupancy of a building pending final inspection.

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